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1990 - 1995 HOUSING ELEMENT UPDATE TOWN OF DANVILLE

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The Town of Danville

Adopted July 6, 1993

TABLE OF CONTENTS

	Page
LIST OF TABLES	i
SUMMARY OF 1990 - 1995 HOUSING ELEMENT	ii
I. INTRODUCTION	
Affordable Housing: A Regional Concern	1
Danville Within The Region	2
II. HOUSING ELEMENT UPDATE	
Public Participation	4
Consistency With Other General Plan Elements	4
Evaluation of 1985 - 1990 Housing Element	4
Appropriateness and Effectiveness of the 1990 - 1995 Housing Element	8
Low-income Units at Risk	9
III. DATA AND DESCRIPTION OF HOUSING NEEDS	
Population, Employment and Income	10
Housing Characteristics	12
Definition of Affordability	13
Housing Costs Compared to Ability to Pay	13
Special Housing Needs	15
IV. HOUSING DEVELOPMENT POTENTIAL AND CONSTRAINTS	
Residential Development Potential	19
Governmental Constraints	28
Non-Governmental Constraints	36

V. HOUSING GOALS, POLICIES AND IMPLEMENTATION MEASURES

Housing Goals	37
Summary of the Quantified Objectives	38
Housing Policies and Implementation Measures	40

APPENDIX A: ABAG METHODOLOGY	57
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APPENDIX B: DATA SOURCES	58
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APPENDIX C: SUMMARY OF ACTIONS TAKEN TO IMPLEMENT 1990 - 1995 HOUSING ELEMENT	59
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APPENDIX D: REDEVELOPMENT HOUSING COMPLIANCE PLAN	63
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ACKNOWLEDGEMENTS	80
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LIST OF TABLES

	Page
Table 1 - ABAG Housing Needs Estimates for Danville by Income Category, 1988-1995	1
Table 2 - Housing Need Generated by New Employment in Danville 1990-1995	2
Table 3 - Analysis of 1985 - 1990 Housing Element Programs	5
Table 4 - Projected Population Growth in Danville and SOI, 1980-2005	10
Table 5 - Employed Residents, Total Jobs, Number of Households Town of Danville and SOI, 1990 - 1995	11
Table 6 - Mean Household Income - Town of Danville and SOI Contra Costa County and Bay Area Region	11
Table 7 - Current Housing Stock in Danville 1990	12
Table 8 - Affordable Housing Expense - Income Limits Town of Danville	14
Table 9 - Low Income Households Overpaying For Housing, 1980	18
Table 10 - Land Suitable for Residential Development	19
Table 11 - Land With Residential Zoning Already Carrying Tentative Map or Final Map Approval	20-22
Table 12 - Land With Residential Zoning Without Tentative Map Approval	23&24
Table 13 - Undeveloped or Underdeveloped Land Needing General Plan and Zoning Change to Allow New Development	25&26
Table 14 - Housing Development in Danville, 1988-1995	27
Table 15 - Affordability Level of Projected Housing Development	27
Table 16 - Summary of Zoning Regulations	30&31
Table 17 - Fees Associated with Residential Development	33
Table 18 - Application Process	35
Table 19 - Town of Danville Quantified Objectives	39

SUMMARY OF HOUSING ELEMENT

This summary lists key information contained in the body of the Housing Element. The figures are based on information from the 1990 Census, ABAG - Projections '92 and the California Department of Finance.

Population

- Danville's 1990 population was established by the 1990 Census count at 31,306 (excludes population in the sphere of influence area). The Town's population has increased by 26± percent between 1983 and 1993. For comparison, the population increase for the entire San Ramon Valley was 42 percent from 1980 to 1990 (taking the population from 60,137 to 85,085).

Households

- Total housing units increased by 30.9 percent between 1983 and 1993 (from 9,378 to 12,276).
- Average household size has declined from 3.02 in 1983 to 2.84 in 1993.

Income

- The median household income in Danville in 1990 was \$74,472. The average household income was \$88,262. The County-wide mean household income was \$59,432 in 1990.
- 5.8 percent of households overpaid for housing in 1980; of those overpaying, 53 percent were renters.
- The median priced home in 1990 was \$359,200.

Employment

- ABAG projects Danville will generate 470 new jobs between 1990 and 1995, with most being in the retail and service sectors.
- Danville is a net supplier of housing with 1.47 units of housing for every job located in the Town. The gap is projected to continue to widen over the next 15 years, with a ratio of 1.87 units of housing for every job projected to be reached by the year 2010.

Regional Fair Share of Housing Need

The fair share housing allocation for Danville (for 1988-1995), as determined by the Association of Bay Area Governments (ABAG) is:

Very low income	391
Low Income	293
Moderate Income	<u>440</u>
Subtotal	1,124
Above Moderate Income	<u>1,320</u>
Total Need	2,444

The remaining land either zoned for residential development carrying no tentative map approvals or vacant and/or under-utilized land comprises approximately 450 + acres and has an estimated development potential of 1,650 - 3,025 dwelling units (see **Tables 11 and 12**). The bulk of the potential units to be developed in Danville are in projects with existing entitlements (see **Table 11**), which have limited opportunity to incorporate affordable units.

Housing Supply

In 1990 there were a total of 11,466 housing units in Danville; 93 percent of these units were single family attached or detached and 7 percent were multi-family. A total of 402 units were vacant (3.5%).

In 1990 88 percent of the occupied units were owner occupied and 12 percent were renter occupied.

Housing in Danville is in excellent condition.

Overcrowding is not a problem in Danville; in 1990 less than one percent of households were determined to be overcrowded.

Special Needs

In 1980 0.77 percent of Danville residents mobility challenged; applying this percentage to the 1990 population yields 241 mobility challenged residents.

Households headed by females were 6.4 percent of Danville's households (711 of 11,064 households).

- 9.7 percent of 1990 households (1,069 households) were large family households (i.e., five or more people in the household).
- Seniors represent an estimated 8.4 percent (2,626) of the 1990 population.
- The 1990 Census count found no homeless people living on the street in Danville. A social service agency serving central Contra Costa County received 13 requests for help with rent money from Danville residents during the year ending March, 1990.
- There are no farm workers in the Town because there were no working farms in or near Danville.

Opportunities for Energy Conservation

- Danville enforces State Energy Conservation Standards outlined in Title 24 of the State Building Standards Code.
- Contra Costa County has a weatherization program for low income households.

Land Inventory

- The Town and its sphere of influence (SOI) area are 80% +/- built out. The 1,661 unbuilt, but approved, units account for approximately one-half of the remaining capacity in Danville and its SOI. The flexibility to incorporate affordable units into project review essentially exists only for the 1,645 - 2,938 units projected to be possible on lands zoned for residential development without current entitlements and lands requiring land use designation change before new development is possible.

Housing Development Compared to Projected Need

- The majority of new units projected to be built in Danville will be above moderate in price.
- The unmet need for very low, low, and moderate income units is estimated to be 1,124 for the 1988 - 1995 time frame.

Danville is, and will remain, a net supplier of residential units to the regional area. The 1995 estimate of 8,250 total local jobs in Danville translates to a need for 4,635 +/- units, leaving a net surplus of 6,842 units.

Governmental Constraints

- Zoned densities in Danville currently range from one unit per five acres to 21 units per acre. State law requires cities to grant density bonuses of at least 25 percent for housing developments where at least one of the following occupancy characteristics is present; 20 percent of the units are for lower income households; 10 percent of the units are for very low income households; or 50 percent of the units are for senior citizens.
- Development fees charged by the Town and outside agencies total \$27,095 to \$31,271 for a typical single-family attached unit (of which an average of \$12,725 are Town controlled fees). Fees charged by the Town are typically in the range of 45 percent of total fees assessed.
- Development standards and permit procedures are not a significant constraint to housing development when compared to standards and procedures of other jurisdictions in the region.

Non-Governmental Constraints

- High land values and construction costs continue to constrain the development of affordable housing.
- Community opposition to medium and high density housing has been expressed when development is proposed adjoining, or within, established single family neighborhoods.

Housing Goals, Policies, and Implementation Measures

- Preserve and enhance existing residential neighborhoods and encourage the practice of fair housing.
- Promote development of affordable housing.
- Promote home ownership for moderate income buyers.
- Expand financial resources for affordable housing.
- Protect long-term affordability of new units.
- Promote affordable housing development through local and intergovernmental cooperation.

I. INTRODUCTION

The Housing Element of a General Plan assesses local housing conditions and defines policies and programs to promote development of housing for people of all income groups. State law requires that local governments update their housing elements every five years. Danville's housing element is now due for revision.

AFFORDABLE HOUSING: A REGIONAL CONCERN

Lack of affordable housing is a problem affecting the greater Bay Area which cannot be adequately addressed solely on a local level. The inability to pay for decent housing, paying ever higher amounts for housing, and the inadequacy of public resources to support affordable housing development are problems that cross jurisdictional boundaries. Lacking region-wide planning for affordable housing development, there are two standards for meeting regional need in the Bay Area. First, the Association of Bay Area Governments (ABAG) has defined cities' fair share of regional housing need. ABAG's needs assessment for Danville and its sphere of influence area is presented in **Table 1**. State housing element law requires that cities pursue these goals.

Table 1
ABAG Housing Needs Estimates for Danville by Income Category
1988 - 1995

Projected Need			Distribution of Total Need by Income Category			
1988-1989	1990-1995	Total	Very Low	Low	Moderate	Above Moderate
995	1,449	2,444	391	293	440	1,320

Source: ABAG Housing Needs Determinations - 1988.

Danville's defined total fair share need, consisting of the estimated housing needs of the very low, low, and moderate income categories, is 1,124 units. The above moderate need has been established at 1,320 units, giving a total allocation of 2,444 units.

Another standard for meeting regional housing need is to maintain a jobs/housing balance within each city. **Table 2** reflects the number of units needed to be developed to house the projected number of new workers in Danville over the five year period of 1990 - 1995.

Table 2
Housing Need Generated by New Employment in Danville
1990 - 1995

Number of New Jobs	Number of Households	Number of Units Needed by Income Category			
		Very Low	Low	Moderate	Above Moderate
470	279	77	54	83	64

Source: U.S. Census Data, ABAG Projections '92

DANVILLE WITHIN THE REGION

Danville is characterized by stable, semi-rural neighborhoods of primarily single family housing. Over the past ten years the Sycamore Valley area has been a center of residential development with an average of over 200 units per year being constructed. The Sycamore Valley area, as well as other parts of the Town, are nearing buildout with little vacant land remaining. There is also little land available in the Town's sphere of influence (SOI), which is made up of specific areas that could be annexed by Danville.

The area's amenities, which include its scenic beauty and proximity to employment centers, have led to high land and housing costs. Other nearby cities also have high land and housing costs. Danville is unique, however, in its shortage of land suitable for new residential development.

ABAG is concerned that the number of housing units within a city equal or exceed the number of jobs. In Danville there are more housing units than are needed to cover the total number of jobs in the Town, making the Town a net supplier of housing. In 1990 there were 7,810 jobs located in the Town. Given ABAG's estimate of 1.68 employed residents per household for Danville, the jobs in Danville created a need for

4,635 household units, leaving a net surplus of 6,842 units. ABAG projections indicate that Danville will remain a net supplier of housing. The projected total of jobs in Danville in 1995 is 8,280; the total number of households is projected to increase to 13,190. In 1995 the ratio of employed residents per household is projected to remain at 1.68 employees per household. In 1995 Danville will therefore have a job total necessitating 4,929 housing units and will provide 8,261 "excess" units to the region.

II. HOUSING ELEMENT UPDATE

PUBLIC PARTICIPATION

Public involvement in preparation of the housing element was achieved through a Public Participation Workshop and public hearings held by the Planning Commission and the Town Council. The workshop was publicized through notices to all local organizations and to individuals who expressed an interest in the process.

CONSISTENCY WITH OTHER GENERAL PLAN ELEMENTS

The housing element has been reviewed for consistency with other General Plan elements. No conflicts exist between the goals and objectives of the housing element and other elements of the General Plan.

EVALUATION OF 1985 - 1990 HOUSING ELEMENT

An analysis of the 1985 - 1990 programs is shown in **Table 3**. This table indicates the Town's successes in implementing the programs established in the 1985 - 1990 Housing Element. All programs which are ongoing have been included in the 1990 - 1995 Housing Element.

During the five year interval covered by the 1985 - 1990 Housing Element, approximately 940 housing units were built within the Town. Of these units, 164 were delivered at prices which were affordable to households with moderate incomes. The remainder had selling prices affordable only to households with above moderate incomes.

Danville has established 30 percent of gross income as the amount households can afford to pay for rental housing (covering both rent costs and a utility allowance), which reflects federal Department of Housing and Urban Development (HUD) standards. In the case of for-sale housing, Danville uses a figure of 35 percent of gross income as the amount households can afford to pay for housing (must cover mortgage, property taxes and homeowner association fees where applicable). Please refer to the section on Definition of Affordability for further discussion of affordability levels (Page 13).

Table 3
Analysis of 1985-90 Housing Element Programs

#	Program Action	Results	Comments	New Reference
1	General Plan Elements consistent with Housing Element	Accomplished	Danville 2005 General Plan, adopted in 1987, achieved consistency with 1985 Housing Element.	Five-year update to General Plan to occur in 1993 independent of Housing Element update
2	Zoning and Subdivision Ordinances consistent with Housing Element	Partial Completion	Transportation Improvement Program Fee adopted in 1985. Update to Parkland Dedication Ordinance adopted in 1985. Amended Accessory Structure Regulations adopted in 1987. Amended parking standards adopted in 1987. DBD; Downtown Business District regulations adopted in 1988.	2.5 Density Bonus Ord 2.8 FAR standards to supplement du/ac 2.9 2nd Dwelling Update 2.10 Inclusionary Ord 2.11 New MFR Dist Ord with 22-29 du/ac
3	Enforce zoning, housing, building codes	Ongoing	Building function shifted from County to the Town in 1987. Timely, ongoing revisions to building regulations ongoing. Code enforcement effort is ongoing.	1.3 Enforce Design Standards
4	Redevelopment Agency, Area Plan and Program	Accomplished	Redevelopment Agency formed in 1986.	4.1 Use Housing Set-aside Funds
5	Housing and neighborhood quality surveys	Ongoing	Code enforcement effort is ongoing. Windshield survey of housing in 1990 shows housing stock in excellent condition.	1.1 CIP and L&L District efforts 1.2 Town/HOA contacts
6	Inventory of vacant land and redevelopment potential	Accomplished	Vacant Land Survey conducted as part of Danville 2005 General Plan effort. Survey updated in 1990.	2.4 Survey for possible rezoning
7	CDBG participation	Ongoing	Linkage with County's CDBG program maintained but no CDBG projects developed in Danville.	4.2 Pursue CDBG Funds

#	Program Action	Results	Comments	New Reference
8	Revision of Zoning Ordinance to permit mixed uses	Accomplished	Approval of Fostoria Way Study Area GPA in 1986 created 8+ acres of MF-Medium Density, leading ultimately to construction of 164-unit Fostoria Terrace project (delivered as moderately priced units). 1986 GPA accommodated the County's 1984 Dougherty Rd. Area GPA, establishing a Mixed Use designation for 7+ acre Parcel C of Tassajara Ranch (allows mfr use up to 21 du/ac). 1987 adoption of the Danville 2005 General Plan resulted in the creation of Special Concern Area 6 - Wood Ranch Headquarters, applying a Mixed Use designation on the 17 acre property (allows mfr use up to 21 du/ac). 1988 adoption of the DBD; Downtown Business District resulted in the application of the Commercial/Residential Mixed Use District on the 10+ acre Charlotte Wood School Site (allows mfr use up to 21 du/ac).	
9	Participation in Mortgage Revenue Bond programs	Ongoing	Town participated each year from 85-90 with County Home Mortgage Finance Program and Mortgage Credit Certificate Program. No new construction in Danville resulted, but cap has moved up on first time buyer program and resale program, increasing feasibility of use in Danville.	4.3 Mortgage Revenue Bonds
10	Capital Improvement Program and Annual Budgets	Ongoing	CIP construction projects with value totaling over 22 million dollars were completed in period of '87-'90, including two major assessment districts accommodating residential development in the Sycamore Valley and Tassajara Ranch projects.	1.1 CIP and I&I District efforts
11	Density bonuses to developers for low and moderate income housing	No Action Taken	None requested and none granted. Development pressure/market demand was almost exclusively for high-end sfr detached in this time frame.	2.5 Density Bonus Ord
12	Work with non-profit housing development organizations	No Action Taken	No partnerships formed with non-profit housing organizations.	2.3 Non-profit Housing Provider partnership
13	Work with public service providers to coordinate with residential development	No formal action taken	Major utility expansion programs through the Town were implemented for CCCSD (sewer) and EBMUD (water) in '85-'90 timeline.	6.3 Pursue fee reductions from other agencies

#	Program Action	Results	Comments	New Reference
14	Explore opportunities to expand range of housing options	Limited activity	Low demand for second dwelling units, applications that were submitted have been approved. No requests for manufactured housing received. One request for rental housing approved but not built (248 units).	2.9 2nd Dwelling Unit Ordinance Update 2.8 FAR standards to supplement du/ac 2.12 In-fill Ordinance
15	Development guidelines to promote energy conservation	Ongoing	California Energy Guidelines - Title 24 enforced on all new residential development.	
16	Encourage pedestrian and transit access in new residential areas	Ongoing	Townwide Trails Master Plan adopted in 1989 provides a pedestrian, equestrian and bicycle trail system that will incorporate trails along creek corridors, connections to public facilities and recreational facilities. Efforts also occurred on a project-by-project basis.	
17	Support non-profit organizations handling housing discrimination	Ongoing	No formalized Town forum established to handle housing discrimination complaints and landlord-tenant disputes. Complaints would be funneled to City Attorney's office for proper referral.	
18	Review and maintain condominium conversion ordinance	No Action Taken	No pressure present on any remaining apartment facilities for condominium conversion.	
19	Review and revise Development Fee Schedule	Ongoing	Comprehensive fee schedule study performed in 1986. Fees remained "competitive" with surrounding jurisdictions. Utility hook-up fees saw astronomical rise. Annual fee schedule review now occurring.	6.3 Pursue fee reductions from other agencies

Plans made in 1984 to establish a Redevelopment Agency have been carried out. Tax increment funds reserved for affordable housing will reach the one-half million dollar point at the end of the '92-'93 fiscal year. Since incorporation in 1982, the Town's Second Unit Ordinance, adopted in 1984, has led to the development of approximately 50 additional units.

APPROPRIATENESS AND EFFECTIVENESS OF THE 1990 - 1995 HOUSING ELEMENT

The 1990 - 1995 Housing Element contains goals, policies, and implementation measures intended to increase the supply of affordable housing and improve housing conditions for all income groups. The presence of comparatively high land costs in Danville and the relatively small amount of land available for development are two major obstacles to meeting affordable housing goals for very low, low and moderate income groups. A third major obstacle, which is generally outside the Town's ability to influence, are the market forces present that have strongly favored the development upper end single family units in Danville. Among the major tools that are available to Town to promote the development of affordable housing are the Town's general plan and zoning powers to regulate land use densities, the implementation of an inclusionary housing program and the establishment of a redevelopment agency. The 1990 - 1995 Housing Element incorporates all three of these tools as cornerstones of an aggressive housing program.

For discussion purposes, Danville has grouped lands available for residential development into the following three categories; 1 - land with residential zoning already carrying tentative or final map approval, 2 - land with residential zoning without tentative map approval, and 3 - undeveloped or underdeveloped land needing general plan and zoning change to allow new development.

Contributing to the first category are over fifty projects with tentative map approvals which have not built out to date. As of September, 1992, these approvals had the potential to yield approximately 1,661 additional residential units. Land in the second category involves $200 \pm$ acres spread over $15 \pm$ sites ($50 \pm$ acres are within the SOI area). Extrapolating existing general plan and zoning, this land has the potential to yield a range of 1,093 - 1,925 units. The bulk of the potential units in this category would come from land slated for development in the 13 - 21 dwelling units per acre density, providing good opportunities to have affordable housing integrated into the ultimate entitlements granted on the properties. Land in the final category is difficult to comprehensively identify because it includes currently developed land that may ultimately be deemed to be underutilized and a candidate for redevelopment. For purposes of this document, land included in this category is limited to lands where preparation of general plan amendment studies have been authorized but not completed to date. With this qualification, this category would include four study areas with an aggregate development or redevelopment acreage totaling $250 \pm$ acres and a preliminary development range estimated to be 552 - 1,013 residential units.

The ABAG fair share housing allocation for very low, low and moderate income units for the 1988 - 1995 time frame is 1,124 units. It is reasonable to anticipate that the Town will produce more than its allocation of above moderate units (allocation from ABAG is 1,320 units). In addition, Danville will remain a net housing provider (total housing exceeding housing need generated by local jobs) within the region through the time period covered by the 1990 - 1995 Housing Element.

A summary of actions taken to implement the goals and policies of the 1990 - 1995 Housing Element will be prepared annually. A summary of actions taken since the adoption of the draft 1990 - 1995 Housing Element in March, 1991 is attached as **Appendix C.**

LOW-INCOME UNITS AT RISK

Recent State legislation requires housing elements to address the potential conversion of assisted, multifamily rental housing developments to non-low-income housing uses. The intent of the legislation is to assure that at risk rental projects be recognized and options identified and evaluated to allow the projects to remain low-income housing.

The Town has one project that could potentially be defined to fall into the category of at risk low-income housing. That project is the 10-unit Grillo Gardens apartment complex (184 El Dorado) which was granted a three-unit density bonus over the maximum allowable density for the site. The density bonus was granted because three of ten units were required to be made available for low-income seniors. The project was also granted zoning variances to reduce the required on site parking. The deed restriction initially imposed on the project required that all ten units be made available to seniors. That restriction was amended in 1988 by the Town Council to allow non-senior occupancies of the seven non-low-income units. The non-senior occupancies would be allowed on a month-to-month basis if the project owner was unsuccessful in his efforts to find senior tenants after making a diligent marketing effort and giving priority to seniors. The project was financed through tax-exempt bonds which were available to the developer because of the low-income provisions of the project. While there is risk that the original mortgage may be pre-paid, the presence of the deed restriction, which runs with the land in perpetuity, effectively removes these units from the at-risk category.

III. DATA AND DESCRIPTION OF HOUSING NEEDS

POPULATION, EMPLOYMENT AND INCOME

Population

The population of the Town of Danville has increased by approximately 19 percent over the last 10 years. Future growth for the Town and its outlying sphere of influence (SOI) area is expected to continue at a relatively fast pace, with a 30 percent increase projected between 1990 and the year 2000. **Table 4** presents projected population growth for Danville and its SOI.

Table 4
Projected Population Growth in Danville and SOI
1980 - 2005

	1980	1990	1995	2000	2005
Population	29,479	32,268	36,800	42,200	44,500

Source: ABAG Projections '92

According to ABAG, the number of households in Danville and its SOI is expected to increase by 38 percent over the next 15 years. The rate of increase for households is larger than that for population because the number of persons per household has declined from 3.11 in 1980 to 2.79 and is anticipated to continue to decline over the next 15 year period.

Employment and Income

Between 1990 and 2005 employment growth in Danville is expected to lag population growth measurably, indicating that Danville will become even more of a net exporter of labor than it is now. Currently, Danville has approximately one job for every two and one half employed residents. **Table 5** illustrates projections for the number of employed residents and total jobs in Danville through 2005.

Table 5
Employed Residents, Total Jobs and Number of Households
Town of Danville and SOI 1980 - 2005

	1980	1990	1995	2000	2005
Employed Residents	14,327	19,337	22,200	25,100	25,800
Total Jobs	6,785	7,810	8,280	8,950	8,910
Ratio Employed Residents to Total Jobs	2.11 to 1	2.48 to 1	2.68 to 1	2.80 to 1	2.90 to 1
Number of Households	9,455	11,477	13,190	15,270	16,200

Source: ABAG Projections '92

As shown on **Table 6**, Danville's mean household income is approximately fifty percent greater than incomes for all of Contra Costa County and for the nine-county Bay Area. ABAG estimates that Danville's mean income for 1990 is \$101,654, compared to the Contra Costa County mean income of \$59,432 and the Bay Area mean income of \$56,000.

Table 6
Mean Household Income -
Town of Danville and SOI, Contra Costa County and Bay Area Region
(In Constant 1990 Dollars)

	1980	1990	1995	2000	2005
Danville and SOI	79,024	101,654	105,000	111,500	116,000
Contra Costa County	50,050	59,432	62,200	65,800	68,800
Bay Area Region	45,100	56,000	59,200	64,400	68,800

Source: ABAG Projections '92

HOUSING CHARACTERISTICS

Housing Stock

Danville's housing is primarily single family, with 95.6 percent of housing units falling into this category. **Table 7** lists Danville's current housing stock by type. The 1990 Census reported that 87.0 percent of households in the Town owned their homes and 13.0 percent rented. Specifically, an estimated 9,632 of the 11,064 occupied units were owner-occupied households and 1,432 were renter-occupied units.

Table 7
Current Housing Stock in Danville
1990

Total Housing	Single Family		Multi-Family			Other
	Detached	Attached	2-4 Units	5-9 Units	≥ 10 Units	
11,466	8,886	2,081	150	115	187	47
100%	77.5%	18.1%	1.3%	1.0%	1.6%	0.4%

Source: U.S. Department of Commerce (1990 CPH-1-6)

Need for Rehabilitation or Replacement

The quality of the housing stock in Danville is excellent. Over two thirds of current housing units were built since 1970. A windshield survey, focusing on older neighborhoods, confirmed the lack of deteriorating housing in the Town.

Opportunities for Energy Conservation

Danville enforces the State Energy Conservation Standards outlined in Title 24 of the State Building Standards Code. The regulations include minimum levels of wall, ceiling, and floor insulation, and minimum space and water heating system efficiencies. Review for Title 24 compliance is part of the plan check conducted by the Building Department for all new construction in the Town.

Overcrowding

The Census Bureau defines households with more than 1.01 persons per room as overcrowded. According to the 1990 Census, only three-fourths of one percent of Danville households were overcrowded (86 households), compared to 5.1 percent for the county as a whole.

DEFINITION OF AFFORDABILITY

The Department of Housing and Urban Development (HUD) defined median income for Danville in April, 1992 at \$46,800. This figure reflects the median income for the Oakland Metropolitan Statistical Area (MSA), which includes Alameda and Contra Costa Counties. This is the income figure used by the California Department of Housing and Community Development (HCD), which reviews all housing elements. By comparison, the median household income for Danville, as determined by the 1990 Census, was \$74,472 (the average household income was determined to be \$88,262).

As indicated previously, Danville has established 30 percent of gross income for households which rent and 35 percent of gross income for households purchasing their homes as the amount households can afford to pay for housing. **Table 8** lists income categories and affordable housing expense based on HUD figures. Housing expense is the amount spent on housing exclusive of maintenance costs. For renters, this amount must provide for an allowance for tenant-purchased utilities, with the net amount considered as the rent payment. For owners this amount equals the aggregate total of the mortgage payment, taxes and homeowner association fees (where applicable).

HOUSING COSTS COMPARED TO ABILITY TO PAY

In 1990, the median rent for apartments available in Danville was \$770. The median rent for single family detached and townhome units was \$1,400. Applying rent-to-gross income and mortgage-to-gross income assumptions utilized in **Table 8**, a two-person rental household (with monthly tenant-purchased utility allowance of \$30) would have to earn \$32,000, or 85 percent of the median income for two-person households, to afford the median priced apartment rental unit in Danville. A four-person rental household (with monthly tenant-purchased utility allowance of \$53) would have to earn \$58,120, or 124 percent of the median income for four-person households, to afford the median price rental unit.

There are approximately 250 apartment units contained in eleven existing Danville apartment projects (using a six-or-more-unit count per project as the size threshold to be included). Of these units, approximately 20% (50± units) are one-bedroom units and all but a small handful of the remaining units are two-bedroom units. Current rent

Table 8
Affordable Housing Expense - Income Limits
April, 1991

Number of Persons in Family	1	2	3	4	5	6
Median Income	\$32,750	\$37,450	\$42,100	\$46,800	\$50,550	\$54,300
VERY LOW INCOME (50% of median & below)						
Max. Income Levels (50%)	\$16,400	\$18,700	\$21,050	\$23,400	\$25,250	\$27,150
Monthly Rent\Utilities (30% of median income)	\$410	\$468	\$526	\$585	\$631	\$679
LOWER INCOME (51% - 80% of median)						
Max. Income Levels (80%)	\$26,200	\$29,950	\$33,700	\$37,450	\$40,450	\$43,450
Monthly Rent/Utilities (30% of 80% of median income)	\$655	\$749	\$843	\$936	\$1,011	\$1,086
Monthly Mortgage/Taxes/HOA (35% of 80% of median income)	\$764	\$874	\$983	\$1,092	\$1,180	\$1,267
MODERATE INCOME (81% - 120% of median)						
Max. Income Levels (120%)	\$39,300	\$44,900	\$50,550	\$56,150	\$60,650	\$65,150
Monthly Rent/Utilities (30% of 120% of median income)	\$982	\$1,122	\$1,264	\$1,404	\$1,516	\$1,629
Monthly Mortgage/Taxes/HOA (35% of 120% of median income)	\$1,146	\$1,310	\$1,474	\$1,638	\$1,769	\$1,900

NOTES: The income figures were obtained from the CA Dept. of Housing & Community Development & U.S. HUD.

schedules for these apartment complexes put a large majority of the units in a rental price range affordable to low income households (approximately 185 units - being 75%± of the total). Of the remaining units, the majority have rental rates affordable to moderate income households. There are three apartment units in the Grillo Garden apartment project reserved for very low income senior households. These units are subsidized through the HUD Section 8 program. Under Section 8 tenants pay 30 percent of their income for rent; the difference between this amount and the HUD determined fair market rent is paid by HUD.

The 1990 Census indicated that the median price of owner-occupied housing in Danville was \$359,200. This includes all ownership units: single family homes, townhouses and condominiums. Assuming a 20% down payment and assigning 35% of gross income to household payments and property taxes, the annual gross income required to purchase the median priced home in Danville is \$72,050±, or 163 percent of median income for the MSA.

SPECIAL HOUSING NEEDS

Some residents within Danville's population have more difficulty in obtaining housing. Special housing needs groups are defined by State law to include disabled, elderly, large families, families with a female-head of household, farm workers and homeless. There are currently no special housing needs for farmworkers in the Town, nor are any anticipated. This section estimates the number of households in Danville with special housing needs. The most recent data available regarding special needs populations is, in most cases, the 1990 Census. Where possible, this data is extrapolated to allow an estimate of the Danville 1995 sphere of influence (SOI) populations through use of the 1990 and 1995 SOI population estimates from ABAG Projections '90.

Disabled

In 1980, 0.77 percent of Danville residents had handicaps affecting mobility, applying this percentage to the 1990 population yields 241 people with mobility problems. The needs of disabled residents include modified kitchens and bathrooms, wider doors, ramps elevators for housing with two or more stories, and close proximity to transportation. The Fair Housing Amendments Act of 1988 established new requirements for handicapped accessibility in newly constructed multi-family (apartments and condominiums) projects of five or more units. Recently enacted building code standards adopted similar Title 24 handicapped regulations, requiring all ground floor units of newly constructed multiple family housing to be handicap accessible and to have built-in provisions for interior conversion for selected handicap needs.

On a County-wide basis there are 15,000 to 17,000 Contra Costa residents with persistent mental disabilities; many who were unable to afford the median priced rental housing unit. This population needs transitional and permanent housing with support services. This is an era of decline for facilities serving persons with mental disabilities.

A parallel population to those with mental disabilities are those persons with developmental disabilities, whose County-wide population is estimated at 3,200±. The housing needs of the developmentally disabled have been traditionally met with larger

congregate care living facilities or with six-bed group homes. More recently a "supported life" model has emerged for developmentally disabled adults - seeing individuals living in apartments, condominiums or shared single-family homes. Such living situations are integrated environments in the community rather than agency-owned "facilities".

Elderly

In 1990, 8.4 percent, or 2,626, of Danville residents were over 65. Using an average household size for households with one or more seniors of 1.94, and applying this figure to the 1990 population, yields an estimated 1,354 senior households. Applying the 1990 ratio of renters to owners yields an estimate of 165 senior renter households and 1,769 senior owner households. The senior population will continue to increase in the upcoming years from increased longevity and lower birth rates. The 1980 percentage of Danville senior residents was 4.9 percent. Many of Danville's new senior population will already own homes and therefore will not need new housing, however additional affordable housing will be needed for seniors.

Elderly housing needs can be met through the provision of second units, shared housing, congregate care housing, skilled nursing facilities and housing assistance programs. Seniors with fixed incomes may have limited ability to make home repairs or to pay unexpected rent increases. Close proximity to public transportation, community facilities and shopping centers are important considerations in locating housing for the elderly. Seniors may develop needs for different types of housing as they develop health problems or have decreased mobility. They may have needs for a continuum of care throughout their lifetime ranging from independent living to institutional care, with many semi-independent options in between.

Several elderly housing projects have recently been approved which, when constructed, would help meet some of the special housing needs of the elderly. These projects benefited from adjustments in some or all of the following areas: parking requirements; density; and fee exactions. Those projects include the 50-room 55-bed Fucanan congregate care facility on Camino Ramon, the 40-bed Tassajara Manor congregate care facility along Camino Tassajara at Tassajara Lane and the 248-bed Home for Jewish Parents facility along Camino Tassajara west of Leema Drive. In addition to these planned facilities, the 31-room 31-bed Fucanan congregate care facility on El Pinto (Chateau Danville) was completed and occupied in 1988 and the 118-room 129-bed Diablo Lodge retirement complex was completed and occupied in 1988.

Large Families

Large families are defined by the Department of Housing and Urban Development as having five or more members. The 1990 Census reported that 9.7 percent of Danville households, or 1,069 households, included five or more people. The 1995 Danville plus SOI population estimate sees large family households increasing to 1,280± households. Applying 1980 ratios, an estimated 1,024 of these households will own their homes and 45 will be renters. The number of apartment units with three bedrooms is significantly lower than the 1990 estimate of large families renting (only 5± of the existing 250± apartment units are three bedroom units).

The 1990 Census reported overcrowding in only three-fourths of one percent of the households in Danville. In addition, approximately 80 percent of the housing units in the Town have six or more rooms. This suggests that overcrowding, and the supply of large units is not a problem in Danville. Rather, the cost of large units is high, thereby making it difficult for large low and moderate income households to locate in the Town.

Female-Head of Households

In 1990, 8.2 percent of all family households in Danville were female-head of households families (746 households of 9,115 family households). The 1995 SOI population estimate will push the total households with a female head of households to 1,080± households. Females are generally lower paid, are in households with children, and often have significant child care expenses, all of which reduce their ability to afford market rate housing. Female-head of household are likely to need housing near day care facilities and public transportation.

The Town's adoption of a Child Care Ordinance in 1989 has resulted in the establishment of child care in-lieu fees. Utilization of this fund to promote the availability of reasonably priced child care, as the Town did in facilitating the construction of two 80-child on-site before and after school child care facilities, serves to directly aid this specialized population.

Homeless

The recent 1990 Census count of the homeless found no homeless people living on the streets in Danville. The Housing Alliance, which serves homeless people within central Contra Costa County, however, has received requests for assistance from people living in Danville.

The Housing Alliance received 13 requests for assistance with rent money between April, 1989 and March, 1990. Three households had been evicted and needed money for move-in costs. Ten households needed money to pay rental arrears. Specific information on Danville residents requesting help are not available. The Housing Alliance, however, reports that most requests for assistance to pay rental arrears come from people who are, or have recently been, working full time, often at jobs paying \$5 - \$8 per hour. Typically, requests come from people who have been laid-off or are temporarily unable to work. Often these households were spending over 50 percent of their income on housing.

Emergency shelter facilities, for the homeless and for use as transitional housing, are allowed throughout most of the Town as permitted or conditional uses. Emergency shelter is permitted as an eleemosynary use, defined as uses related to, devoted to, or supported by charity. Eleemosynary uses are conditional uses in all the single family, multiple family zoning and agricultural districts in the Town. The Land Use Permit necessary to secure approval of an eleemosynary use in these districts is subject to the same findings of approval that are required for any Land Use Permit (i.e., shelters and transitional housing are not subjected to an approval process which is more restrictive than that applied on similiar uses). Eleemosynary uses are permitted uses in Areas 1 - 7 and 9 of the DBD; Downtown Business District, in Retail Business Districts and in Limited Office Districts. Applications for land use approval of uses permitted in a zone district would require a Development Plan, even if a Land Use Pernmit is not required.

New Workers

ABAG projections indicate that between 1990 and 1995 Danville plus its SOI area are expected to generate 470 new jobs, mainly in the retail and service sectors. The housing need generated by this new employment is estimated to be 279 units based upon assumptions regarding employed residents per household. Of these households, an estimated 77 will be very low income, 54 will be low income, 83 will be moderate income, and 64 will be above moderate. These figures are listed in **Table 2**.

The distribution of jobs, with the retail and service sector dominant, is caused by Danville's lack of commercial or industrial development potential. Thus, the predominantly residential character of the Danville and its SOI limits the number of higher paying industrial or office jobs.

Households Overpaying For Housing

State law requires that housing elements include an estimate of low income households overpaying for housing. The state definition of housing affordability is 25 percent of income, in comparison to the federal definition of 30 percent. ABAG, using the state definition of affordability, estimated the number of households overpaying based on 1980 census data. **Table 9** presents the ABAG estimate for Danville.

Table 9
Low Income Households Overpaying for Housing
1980

Low Income Owners Overpaying	Low Income Renters Overpaying	Percentage of Low Income Owners Overpaying	Percentage of Low Income Renters Overpaying
328	295	56%	86%

Source: 1980 Census, ABAG

IV. HOUSING DEVELOPMENT POTENTIAL AND CONSTRAINTS

RESIDENTIAL DEVELOPMENT POTENTIAL

Land Suitable For Residential Development

Given current near build-out conditions, general plan and zoning considerations, and existing topographical constraints, an estimated 3,306 - 4,599 units could be built in Danville and its current SOI (see **Table 10**). This unit total includes; 1 - land with residential zoning already carrying tentative or final map approval (see **Table 11 and Map A**), 2 - land with residential zoning without tentative map approval (see **Table 12 and Map B**), and 3 - undeveloped or underdeveloped land needing general plan and zoning change to allow new development (see **Table 13 and Map C**). Development of land in this last category, if it were to occur, would generally be lower density development because of the topographical constraints of the sites involved. **Tables 11, 12 and 13** list the location, acreage, and unit potential of specific parcels. Each table is followed by a map indicating site locations. **Table 10** summarizes the detailed information contained in these other tables. As indicated in **Table 10**, a large percentage of the potential units are on sites already carrying tentative or final map approvals, providing limited opportunity to incorporate affordable units. The flexibility to incorporate affordable units into project review is higher for those sites cited in the second and third categories.

Table 10 - Land Suitable for Residential Development

Land Category	Approx. Acreage	# Sites	Unit Range
Land with residential zoning already carrying tentative or final map approval (units not yet built).	Not calculated	50+	1,661
Land with residential zoning without tentative map approval.	200± acres	14	1,093 - 1,925
Undeveloped or underdeveloped land needing general plan and zoning change to allow new development.	250± acres	4	552 - 1,013
Total			3,306 - 4,499

Source: Town of Danville

TABLE 11 - Page 1
LAND WITH RESIDENTIAL ZONING ALREADY CARRYING TENTATIVE OF FINAL MAP APPROVAL
(UNITS NOT BUILT)

Map Code	Site	General Plan Designation	Acres	Total Units	# Units Without Building Permits
A1	Alamo Springs*	SF Low 1-3 du/ac		9 - sf*	9 - sf
A2	Falk - El Pintado	Country Estates 1 du/ac		5 - sf	5 - sf
A3	Thompson - La Gonda	SF Low 1-3 du/ac		6 - sf	6 - sf
A4	Westbriar Knolls	SF Low 1-3 du/ac		50 - sf	27 - sf
A5	O'Brien - Hill Rd	SF Low 1-3 du/ac		7 - sf	7 - sf
A6	Finn - Hill Rd	Sf Med 3-5 du/ac		6 - sf	6 - sf
A7	Tuscanny	SF Low 1-3 du/ac		216 - sf	178 - sf
A8	Diablo Highlands	SF Med 1-3 du/ac		357 - sf	130 - sf
A9	Parkview	SF Low 1-3 du/ac		16 - sf	16 - sf
A10	Shapell	SF Low 1-3 du/ac		15 - sf	15 - sf
A11	Shapell - Tunbridge	SF Low 1-3 du/ac		27 - sf	27 - sf
A12	Holbrook	Country Estates 1 du/ac		6 - sf	5 - sf
A13	Quierolo	SF Low 1-3 du/ac		17 - sf	15 - sf
A14	Woodside Estates	SF Low 1-3 du/ac		23 - sf	23 - sf
A15	Peter's Ranch	Rural Resid 1 du / 5ac		12 - sf	12 - sf
A16	The Trails	SF Low 1-3 du/ac		26 - sf	23 - sf
A17	Carann - Pulido Rd	SF Med 3-5 du/ac		7 - sf	6 - sf
A18	WSI - Green Valley	SF Med 3-5 du/ac		13 - sf	13 - sf
A19	Sussman - Blemer Rd	SF Low 1-3 du/ac		6 - sf	6 - sf
A20	Gaynor - Hill Rd	SF Low 1-3 du/ac		5 - sf	5 - sf

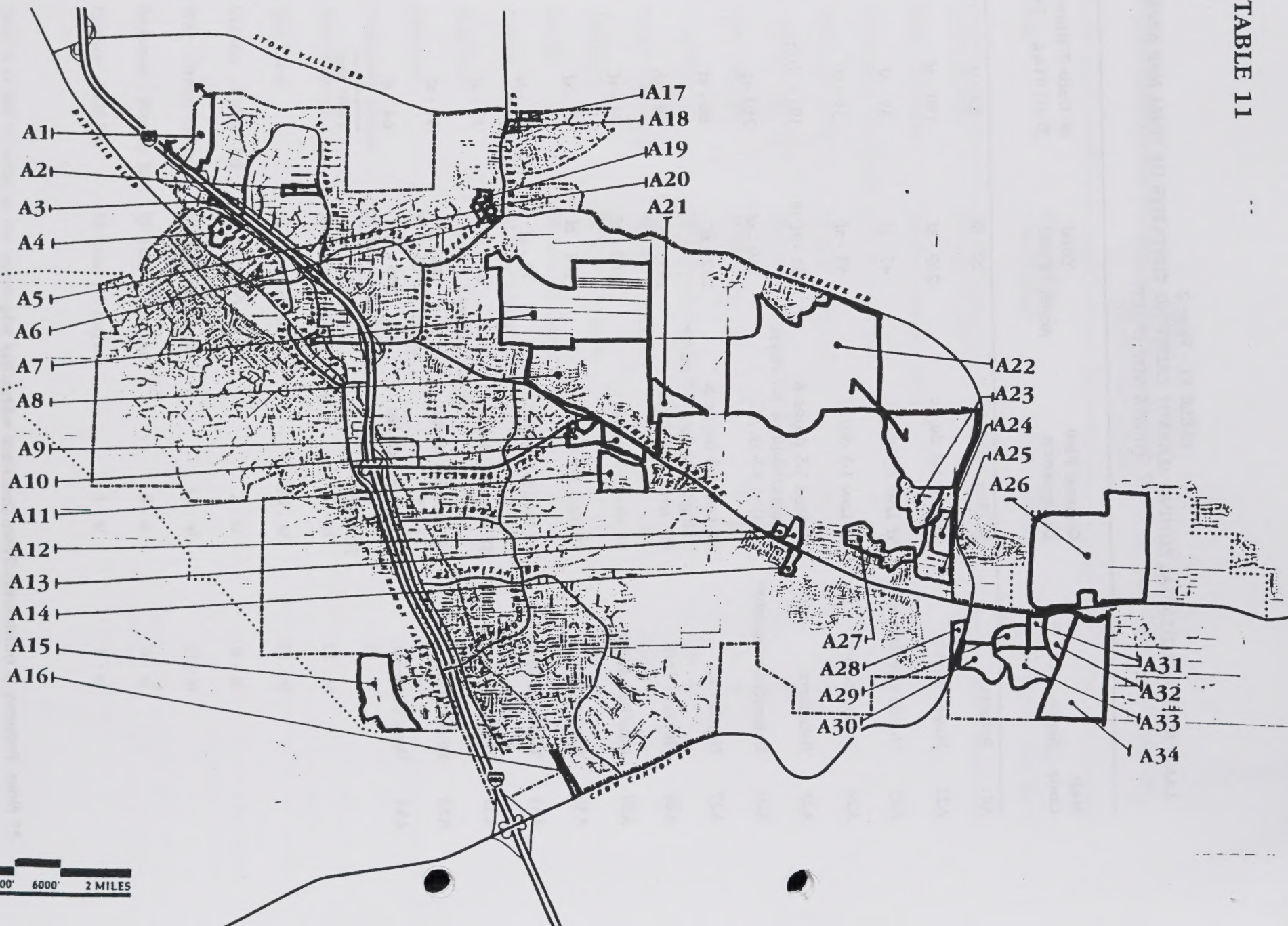
* Note: Only 9 of the 58 units in the project lie within the Danville Town limits.

TABLE 11 - Page 2
LAND WITH RESIDENTIAL ZONING ALREADY CARRYING TENTATIVE OF FINAL MAP APPROVAL
(UNITS NOT BUILT)

Map Code	Site	General Plan Designation	Acres	Total Units	# Units Without Building Permits
A21	Plummer	SF Med 1-3 du/ac		22 - sf	22 - sf
A22	Magee Ranch	SF Low 1-3 du/ac		259 - sf	199 - sf
A23	Northridge Estates	SF Low 1-3 du/ac		47 - sf	39 - sf
A24	Estate Equity	SF Low 1-3 du/ac		39 - sf	39 - sf
A25	Belleterre	SF Med 3-5 du/ac & Single/Multiple 4-7 du/ac		197 - sf/th	104 - sf/th
A26	Bettencourt Ranch**	SF Med 3-5 du/ac		469 - sf	250 -sf
A27	Northridge	SF Low 1-3 du/ac & Single/Multiple 4-7 du/ac		252 - sf	86 - sf
A28	Heritage Park	MF Low 7-12 du/ac		157 - th	69 - th
A29	Jonathan Ridge	SF Med 3-5 du/ac		102 - sf	74 - sf
A30	Blackstone	SF Med 3-5 du/ac		105 - sf	57 - sf
A31	Tassajara Creek	SF Med 3-5 du/ac		72 - sf	51 - sf
A32	Tassajara Creek	SF Med 3-5 du/ac		66 - sf	17 - sf
A33	Stone Creek	SF Med 3-5 du/ac		88 - sf	56 - sf
A34	Vista Tassajara	SF Med 3-5 du/ac		208 - sf	64 - sf
		TOTALS		2,912 dus	1,661 dus

** Note: Property is outside the Town limits but within the SOI.

AP A



22



0 3000' 6000' 2 MILES

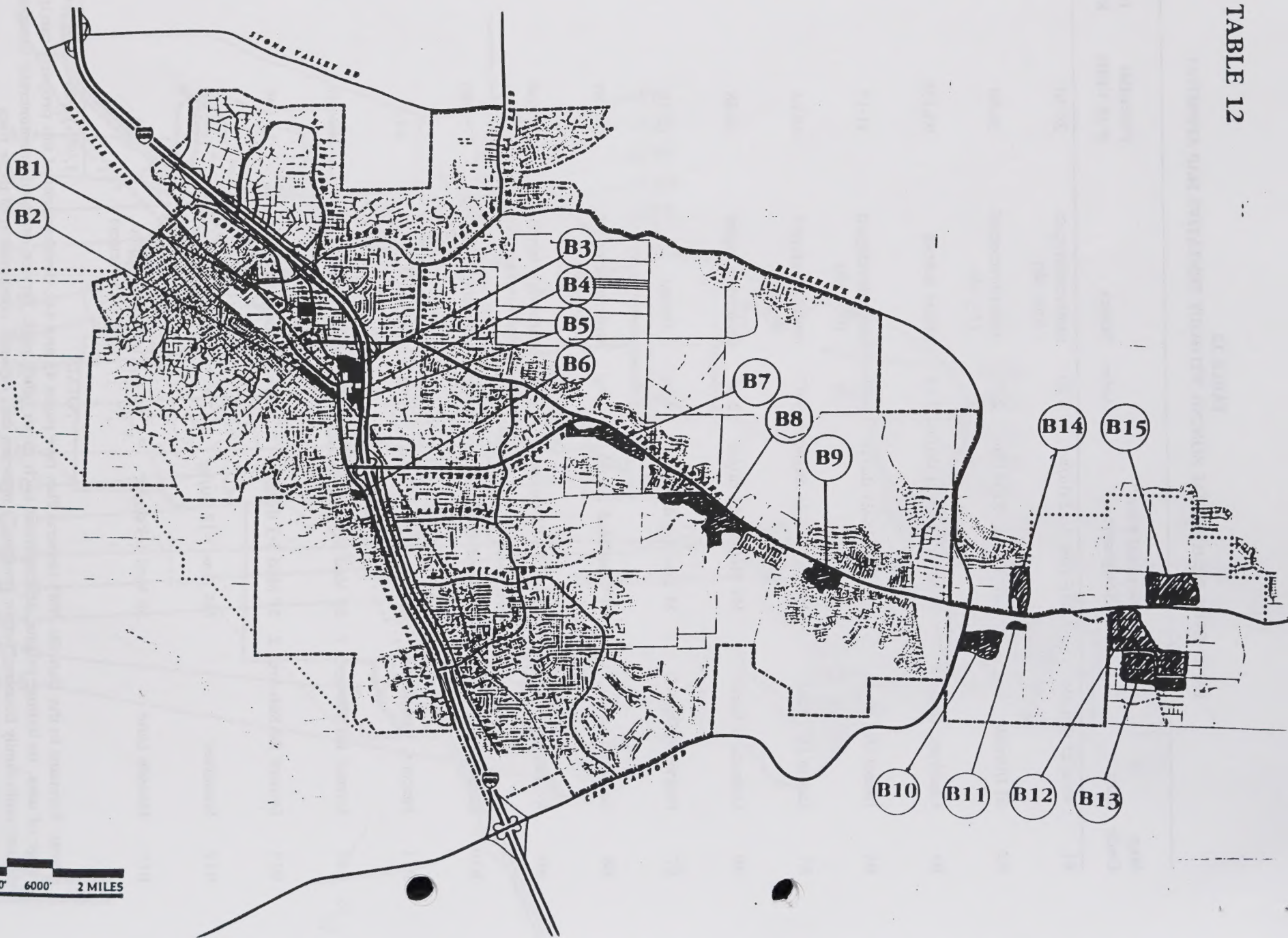
TABLE 12
LAND WITH RESIDENTIAL ZONING WITHOUT TENTATIVE MAP APPROVAL

Map Code	Site	General Plan Designation	Acres	Status	Potential # of Units	15% Inclusion Req't Yield
B1	West El Pintado	MF Low 7-12 du/ac	4.20	underdeveloped (one sfr)	29-50	4-8
B2	El Dorado	MF Med 13-21 du/ac	2.75	underdeveloped (7± sfr)	36-58	5-9
B3	Charlotte Wood	Mixed Use 13-21 du/ac	7.15	vacant school	93-150	14-23
B4	Laurel Dr - West	MF Med 13-21 du/ac	0.81	underdeveloped (two sfr)	11-17	2-3
B5	Laurel Dr - East	MF Med 13-21 du/ac	3.07	underdeveloped (9± sfr)	40-64	6-10
B6	Lutheran Church	MF Med 13-21 du/ac	2.28	underdeveloped	30-48	5-7
B7	Parkview/Shapell	SF Low 1-3 du/ac	12±	vacant	12-31	2-5
B8	Tassajara Lane	SF Low/Med 1-6 du/ac	30±	underdeveloped (10± sfr)	30-180	4-27
B9	Wood Ranch Hdqtrts*	Mixed 13-21 du/ac	17±	underdeveloped (ranch operation)	222-358	33-54
B10	Lincoln	MF Med 13-21 du/ac	13.33	vacant	173-280	26-42
B11	Parcel C Tass Ranch	Mixed 13-21 du/ac	3.50	vacant	45-73	7-11
B12	Lwrnce Rd Sub-Area 1	SF Med 3-5 du/ac	54.4	underdeveloped (10± sfr)	160-240	24-36
B13	Lwrnce Rd Sub-Area 2	SF Med 1-3 du/ac	34.7	underdeveloped (10± sfr)	35-105	5-14
B14	Somerset	MF Low 7-12 du/ac	17.4	vacant	127-207	19-31
B15	Hansen Lane	SF Med 1-3 du/ac	50±	underdeveloped (5 ac ranchettes)	50	7
TOTALS					1,093-1,925	163-287

* Note: Pursuant to the Danville 2005 General Plan (see pages 43 and 44), development of this property can include a wide range of uses, including; private development such as an office park, service oriented commercial businesses, medium density multi-family housing, senior housing, a museum use, or some combination of these uses.

MAP B

24



0 3000' 6000' 2 MILES

TABLE 13
UNDEVELOPED OR UNDERDEVELOPED LAND NEEDING GENERAL PLAN AND ZONING CHANGE
TO ALLOW NEW DEVELOPMENT

Map Code	Site	General Plan Designation	Acres	Status	Potential # of Units	15% Inclusion Req't Yield
C1	La Gonda	Office				
	Sub-areas:	Potential Land Use:				
	a - South east corner	MFMed 13-21 du/ac	6 ac	underdeveloped	78-126	12-19
	b - Valley View Court	SF/MF 4-7 du/ac	4 ac	sf low density	16-28	2-4
	c - Catholic Church	MFMed 13-21 du/ac	1.5 ac	church & vacant	20-31	3-5
C2	Magee - West	Agricultural				
	Sub-areas:	Potential Land Use:				
	a - Northwest corner	MFMed 13-21 du/ac	6.5 ac	vacant	84-136	12-20
	b - Mid-area	SFLow 1-3 du/ac	20 ac	vacant	20-60	3-9
	c - Top slopes	SFVLow 1 du/ac	15 ac	vacant	15	15
C3	Magee - East	Agricultural				
	Sub-areas:	Potential Land Use:				
	a - Green Valley Creek	SFLow 1-3 du/ac	58 ac	vacant	58-174	8-26
C4	Elworthy	Agricultural				
	Sub-areas:	Potential Land Use:				
	a - Northeast corner	MFMed 13-21 du/ac	12 ac	vacant	156-252	23-38
	b - Mid-tier	SFHigh 4-7 du/ac	25 ac	vacant	100-175	15-26
	c - Top-tier	SFLow 1-3 du/ac	35 ac	vacant	5-16	1-3
TOTALS					552 - 1,013	94 - 280

MAP C

26

- C1
- C2
- C3
- C4



0 3000' 6000' 2 MILES

Housing Development Compared to Projected Need: 1988 - 1995

The estimated housing production in Danville for the period from January, 1988 through July, 1995 is presented in **Table 14**. These estimates reflect an anticipated annual production level of 350 new units within the Town corporate limits and an average production of 125 new units for areas outside the Town's corporate limits but within the sphere of influence (SOI). The estimates do not include the potential unit capacity of land requiring a general plan amendment to secure a land use designation change.

Table 14
Housing Development in Danville and SOI
January, 1988 through July, 1995

	Total Housing Units Built 1/88 - 9/92	Total Approved Housing Units Without Building Permits as of 9/92	Proposed and Potential Units With Residential Zoning in Place	Estimated Total Housing Development 1/88 - 7/95
Danville	1,675	1,411	916 - 1,668	2,628
SOI	592	250	177 - 257	958
Total	2,267	1,661	1,093 - 1,925	3,586

Source: Town of Danville

Almost all the units included in **Table 14** are, or will be, above the price affordable to households with moderate income. **Table 15** categorizes the units listed above based on projected price level and compares total projected housing development to ABAG defined affordable housing needs.

Table 15
Affordability Level of Projected Housing Development
January, 1988 through July, 1995

Income Category	Projected Housing Development	Housing Need	Projected Surplus or (Unmet Need)
Very Low	6	391	(385)
Low	12	293	(281)
Moderate	226	440	(214)
Above Moderate	3,335	1,320	2,015

Notes: Units are as follows: Very Low Units - 1 unit @ Laurel Cottages, 5 units by way of Charlotte Wood development; Low Units - 7 apartment units on El Dorado, 5 second dwelling units; Moderate Units - 7 apartment units on El Dorado, 10 second dwelling units, 164 units @ Fostoria Terrace, 24 units @ bas Homes, 23 units @ Sommerset, 8 units by way of Charlotte Wood

Source: Town of Danville; ABAG.

As **Table 15** demonstrates, only units in the price category of available to households with above moderate incomes are projected to exceed ABAG requirements. Approximately one half of the units in the moderate household income range are achievable. Achieving the low and very low housing needs (684 units) will implicitly require substantial subsidies from some outside source.

GOVERNMENTAL CONSTRAINTS

The rate of housing construction may be affected by a variety of factors, some of which can be attributed to the actions of the local governing body. A significant amount of discretionary authority has been delegated to local jurisdictions by the State, resulting in development policies, design guidelines, engineering and building regulations, and other mechanisms which can influence the quantity, quality and location of housing units.

General Plan

The Town's current general plan provides for seven residential densities, ranging from rural residential (1 unit per five acres) to multiple family medium density (13-21 units per acre). These underlying densities are spread throughout the Town and determine the type of residential project which may be built on each vacant or underdeveloped property. If a proposal does not conform to the density assigned by the general plan, then a general plan amendment must be secured before the project can proceed. State law limits the frequency that such amendments may occur in one year to a maximum of four times a year.

It has been demonstrated that Danville's current general plan and zoning will allow residential development at sufficient densities to meet anticipated needs. In addition, the Element calls for the adoption of a new ordinance to implement the State Density Bonus law (the ultimate density bonus ordinance adopted may provide wider incentives than the minimum incentives mandated by State law) and a new ordinance to formalize the Town's inclusionary housing policies. Imposition of these programs, and other programs called for by the Housing Goals, Policies and Implementation Measures section of the 1990 - 1995 Housing Element, will facilitate the creation of housing to meet the special housing needs of Danville.

The major obstacle to the development of affordable housing in Danville is the high cost of land. In certain instances, finished residential lots in Danville have been priced above \$200,000, exceeding the affordability target for a finished single family home. Changing current zoned densities in some areas where vacant land exists could contribute to greater affordability by reducing land costs per unit; however, higher densities do not in and of themselves assure affordable prices. In cases where land use densities are increased as a method to enhance housing affordability, care must be taken, through the use of inclusionary regulations or development agreements, to limit the increase to the base value of the land derived by the "upzoning", so as to capture some of the added value in the form of an indirect subsidy to the desired affordable housing.

Zoning Regulations

In conformance to the general plan, the zoning map divides the Town into distinct districts within which certain land uses are allowed by right and others upon receipt of a land use permit. The Town's zoning ordinance lists these permitted and discretionary uses and gives the minimum development standards associated with each. **Table 16** gives the applicable standards associated with each residential district within the Town. In addition to these regulations, the zoning ordinance establishes minimum requirements for off-street parking in residential projects. Current requirements are two covered parking spaces per single-family dwelling and, for multiple family projects, one and one-half spaces for studio and one-bedroom units and two spaces for each unit having two or more bedrooms with one-quarter space per unit required for guest parking (use of on-street parking is allowed for guest parking for multiple family residential projects).

To allow flexibility in these zoning standards, the Town has allowed variances for special circumstances and can use this technique (or use of the P-1; Planned Unit Development process) to waive or reduce requirements pertaining to building height, number of stories, parking requirements, and/or setback requirements for infill, low income, elderly, or other housing projects to benefit special needs populations. Such variances serve to increase the development potential of a property, thereby providing additional or less expensive housing.

Development Standards

In addition to the minimum requirements set forth in the zoning ordinance, the Town has established design guidelines to promote an attractive, integrated image for the community. Design guidelines which impact new residential development include the Residential Guidelines and the Hillside/Ridgeline Guidelines. Since guidelines are advisory and not binding on any given project, they are not viewed as a constraint to housing development.

Building Codes and Enforcement

New residential construction is required to meet the minimum requirements of the Uniform Building Code to ensure its safety. Existing units may be inspected only upon the Town's receipt of a complaint about the unit or when the owner seeks a permit for additional construction. The building code is essential to the safety and welfare of the community and should not therefore be seen as a constraint.

Infrastructure

There are currently no major infrastructure constraints to planned development in Danville. Only a few of the identified properties with residential development potential lie outside of the sewer and water districts (basically limited to properties that are within the Williamson Act - Agricultural Preserve Contract Program and would need general plan and zoning change before development could occur). The availability of water and traffic capacity are anticipated to be constraints affecting growth beyond Danville's current sphere of influence (SOI) boundary. Traffic congestion, particularly on Interstate Freeway 680, will become a significant constraint to development in general in the San Ramon Valley.

Table 16
Town of Danville Zoning Classifications/Requirements

Chapter Number	Zoning Symbol	Zoning District	MINIMUM STANDARDS						MAX. STANDARDS	
			Lots			Yards				
			Area	Width	Depth	Front	Side	Rear	Building Height	Building Coverage
84-4	R-6	Single Family Residential	6,000 sq. ft.	60'	100'	20'	5' Ttl. 15'	20'	35' 2.5 story	--
84-6	R-7	Single Family Residential	7,000 sq. ft.	70'	100'	20'	5' Ttl. 15'	20'	35' 2.5 story	--
84-8	R-10	Single Family Residential	10,000 sq. ft.	80'	100'	20'	10' Ttl. 20'	25'	35' 2.5 story	--
84-10	R-12	Single Family Residential	12,000 sq. ft.	100'	100'	20'	10' Ttl. 25'	25'	35' 2.5 story	--
84-12	R-15	Single Family Residential	15,000 sq. ft.	100'	100'	20'	10' Ttl. 25'	25'	35' 2.5 story	--
84-14	R-20	Single Family Residential	20,000 sq. ft.	120'	120'	25'	15' Ttl. 35'	30'	35' 2.5 story	--
84-16	R-40	Single Family Residential	40,000 sq. ft.	140'	140'	25'	20' Ttl. 40'	30'	35' 2.5 story	--
84-18	R-65	Single Family Residential	65,000 sq. ft.	140'	140'	25'	20' Ttl. 40'	30'	35' 2.5 story	--
84-20	R-100	Single Family Residential	100,000 sq. ft.	200'	200'	30'	30' Ttl. 60'	30'	35' 2.5 story	--
84-22	D-1	Two-Family Residential	8,000 sq. ft.	80'	90'	20'	10' Ttl. 20'	15'	35' 2.5 story	--

Chapter Number	Zoning Symbol	Zoning District	MINIMUM STANDARDS								MAX. STANDARDS	
			Lots			Yards						
			Area	Width	Depth	Front	Side	Rear	Parking Spaces	Land Per Unit	Building Height	Building Coverage
84-26	M-29	Multiple Family Residential <u>Type of Unit:</u> Detached Single Residential	6,000 sq. ft.	--	--	25'	20' Ttl. 40'	20'	Studio Unit: 1/Unit 1 Bdrm: 1 ½ Unit 2 or More Bdrm: 2/Unit + ¼ Space/ unit for guest pkg.	1,500 sq ft Max Units: 29 Acre	30 ft. When abutting single fam. res. dist. - Bldgs. w/in 50' of that district shall not exceed 20'	35%
84-28	M-17	----- Same As Above -----								2,500 s.f. Max Units: 17/Acre	Same As Above	25%
84-29	M-12	----- Same As Above -----								3,600 s.f. Max Units: 12/Acre	Same As Above	25%
84-30	M-9	----- Same As Above -----								4,800 s.f. Max Units: 9/Acre	Same As Above	25%
84-31	M-6	----- Same As Above -----								7,200 s.f. Max Units: 6/Acre	Same As Above	25%

table.16

Fees and Exactions

State legislation passed in 1988 mandates that local jurisdictions not assess fees which are higher than the actual costs incurred by providing services to the public. In comparison to other communities in the region, Danville's fees are generally comparable or lower (Danville has not shifted to a full-cost fee recovery basis for planning fees as have many nearby jurisdictions). For that reason, we have determined the fees charged are no more a constraint upon development than the fees charged elsewhere in the Tri-Valley Region.

Waiving fees, either by the Town or other agencies, creates the paradox of reducing the very revenues needed to fund capital facilities demanded by new residential development, whether or not it is affordable. Where a decision is made to waive impact fees, they must, in most cases, be made up by a subsidy from another source of revenue. The Town has the option, which has been previously exercised, to waive Town-controlled fees for applications and/or plan check and inspection to help facilitate the delivery of affordable housing. (Note: Danville has the ability of waiving only its own fees, not those of other agencies.)

Danville charges impact fees for traffic improvements, parks and child care. Exactions are levied on a project-by-project basis to address project-specific impacts. Other agencies, including the San Ramon Valley Unified School District, the East Bay Municipal Utilities District (water), the Central Contra Costa Sanitary District (sewer) and the Contra Costa County Flood Control District also charge fees and/or connection charges. Total fees and exactions for a typical single family attached unit being developed in Danville average \$26,845 to \$31,021 per unit. Of this total, \$12,725 (45%±) are Town controlled fees, with that total including the average assessment district fee for Danville of \$7,456 (covers off-site traffic improvements). Other major components to the fee total include an average of \$10,825 to cover water and sewer fees and \$3,050 to cover school district fees.

Table 17 is a list of fees applicable to a new single family attached townhouse. It applies to a typical residential lot within a subdivision developed with a 1,600 square foot residence (inclusive of a 450± square foot two car garage). The figures are calculated on the basis of a theoretical 100 unit project.

Processing and Permit Procedures

A variety of approvals may be necessary before residential development can take place in Danville. Certain projects of a discretionary nature must first secure entitlements through the Planning Commission, and potentially, the Town Council. Most new residential construction must receive the approval of the Design Review Board.

These reviews trigger the need for various amounts of time to be devoted to allow the applicant to meet with staff to discuss the proposal, to confer with other Town departments and outside agencies on possible conditions of approval, to have staff reports prepared, and, in most cases, to provide for public review of environmental documents prepared for the project and to provide for public notice of the meeting at which the project application is formally considered.

Table 17
Fees Associated with New Residential Development

1. Town Controlled Fees:		
a.	From time of filing application to record final map	
i.	Application fees	210.00
ii.	Plan Checking	305.00
iii.	Inspection	510.00
iv.	Park Land in Lieu	1,811.00
	Sub-Total	2,836.00
b.	Special off-site traffic mitigation (collected at final map recordation) ¹	
i.	In an assessment district/JEPA	
	(a) SVAD*	10,352.00
	(b) NERIAD	10,859.00
	(c) TRAD**	11,770.00
	* Note: Reflects adjustment to acknowledge fee covered in-lieu park land fee.	
	** Note: Includes Danville portion of East Area Benefit District JEPA.	
ii.	Other areas	
	(a) Fee Benefit plus RTIP	2,900.00
	(b) RTIP only	1,400.00
	Sub Total*	7,456.00
c.	At time of building permit issuance	
i.	Child Care in-lieu	335.00
ii.	Building permit	2,050.00
iii.	Grading permit	25.00
iv.	National Pollutant DES fee	23.00
	Sub-Total	2,433.00
	Total Town-Controlled Fees	12,725.00
2. Fees to other agencies:		
a.	Contra Costa County Flood Control	220.00
b.	San Ramon Valley Unified School District	3,050.00
c.	Central Contra Costa Sanitary District	2,300.00
d.	East Bay Municipal Utility District	8,525.00
e.	San Ramon Valley Fire Protection District	25.00
f.	Tassajara JEPA*	
	i. to Contra Costa County	3,378.00
	ii. to San Ramon	798.00
	Sub-Total	14,120.00 to 18,296.00
	TOTAL FEES	\$26,845.00 to \$31,021.00

¹ Off-site Traffic Mitigation fees are collected only for projects located within established districts (e.g. SVAD - Sycamore Valley Assessment District). For purposes of calculating fees for a typical single family unit, the average of the four fees is used.

Danville's policy is to respond quickly to developer applications. The planning staff actively coordinates the review of development proposals by the police, fire, building, engineering, maintenance, and parks to assure that a timely and comprehensive review of the project occurs (the forum is the Development Advisory Meetings, or DAM). Increased development costs due to unreasonable processing delays in the Town review process are not a constraint. The typical processing times of a residential project are indicated on **Table 18**. Certain priority projects (e.g., those that will provide low income housing and/or housing for special need groups) may be "fast tracked" by staff to save as much processing time and costs as possible.

Environmental Review

The majority of development projects are subject to the California Environmental Quality Act (CEQA) which requires that the development impacts of a project be identified and that corresponding mitigation measures be implemented. Unless a project proposal triggers the need for the preparation of an Environmental Impact Report (EIR), the environmental analyses usually will have little effect on the timing of the review of the project.

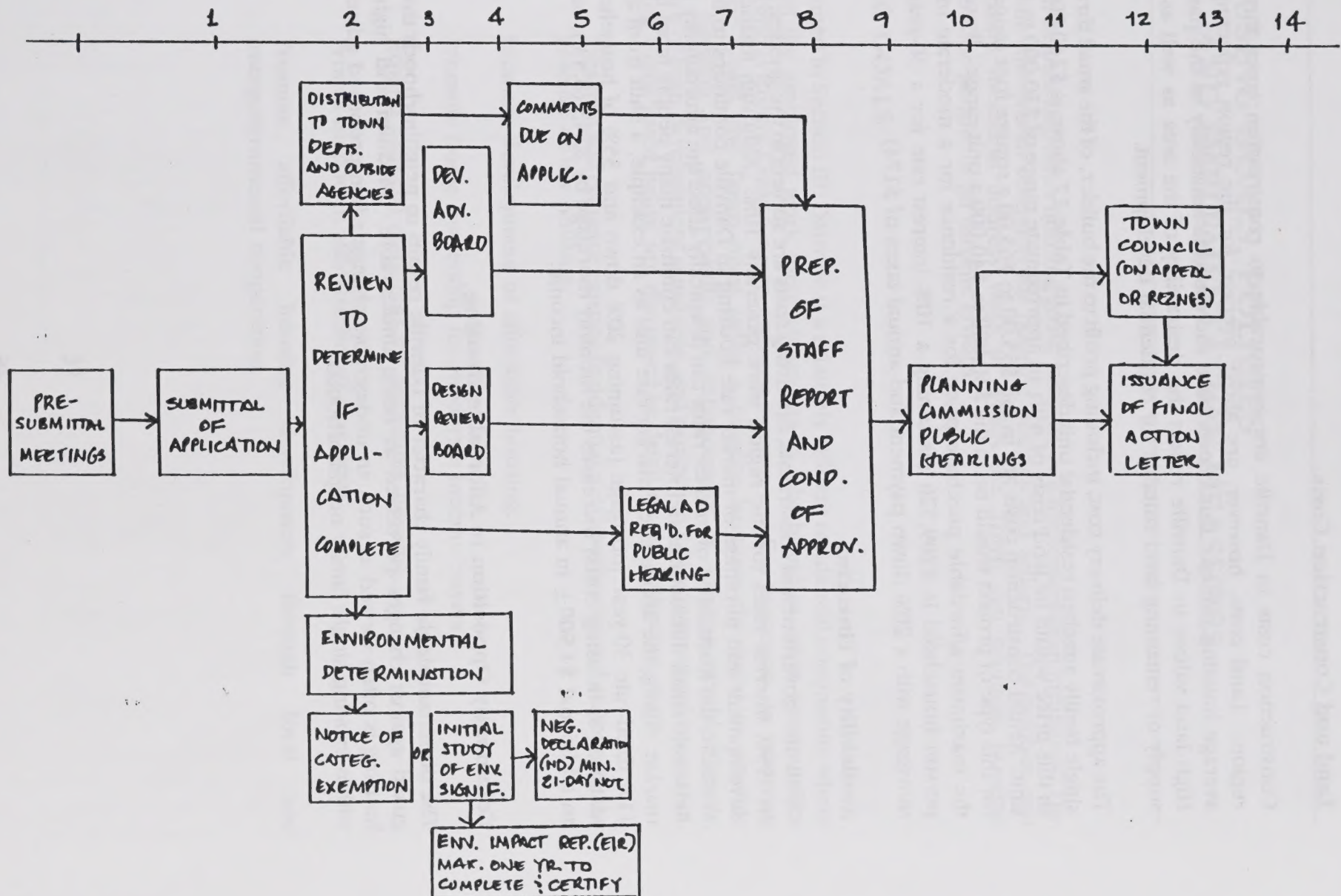
Due to the unique environmental features associated with a site, a project may require additional studies to properly prepare the land for development. These studies may focus on the site's soils, geology, flooding potential, or other environmental factors. Depending on the study's complexity, the requirement to prepare a study may add costs and time to the processing of the project. Since studies are necessary to preserve the safety of persons residing on, and around, the site, they cannot be waived. Early consultation with staff to identify the type and scope of necessary studies helps minimize the processing time required for the project.

Public Improvements

The amount of improvements necessary for an individual project depend on the location and size of the project. Residential subdivisions developed on vacant land will typically require a full range of improvements, which include streets, sidewalks, drainage, and sewer and water lines. Smaller infill projects are generally located in areas featuring a majority of needed improvements, therefore requirements for infrastructure in these situations would tend to be small. Typically the developer of a project is responsible for the provision of these improvements, however special assessment fees have also been used when the improvements will benefit a number of projects in the area. In any case, these improvements can result in increased housing costs that are passed on to the buyer or renter.

As mitigation, the Town can contribute toward the full or partial construction of infrastructure (e.g., general fund contributions to capital improvement projects) if the project will benefit low-income, elderly, or other special needs groups. The Town will also periodically evaluate its improvement standards to determine if they meet the long-term needs of the community and continue to equitably pass the costs of infrastructure to all users who benefit from the improvements, rather than just to residents of new developments. On a project-by-project basis, the Town can choose to vary from its adopted street sections, where circumstances warrant, or allow the use of private roadways.

FIGURE 18
TOWN OF DANNVILLE
APPLICATION PROCESS
APPROXIMATE TIMELINE (IN WEEKS)



NON-GOVERNMENTAL CONSTRAINTS

Land and Construction Costs

Construction costs in Danville are comparable to construction costs throughout the region. Land costs, however, are above average for the region reflecting the above average housing prices. Land costs have increased dramatically in the past five years. High land values in Danville reflect the desirability of the area as well as the limited supply of remaining land suitable for residential development.

The approximate delivery cost, including profit to the builder, of the small three bedroom single family attached residential unit described in **Table 17** above is \$240,000. Included in this price would be land costs of with an approximate range of \$30,000 to \$40,000 per unit. Actual construction costs are in the \$55.00 to \$65.00 a square foot range. Site work for this type of project would be in the \$30,000 to \$40,000 a unit range. By comparison, the maximum affordable purchase price for a residence for a moderate income four-person household is \$209,526 (assuming a 10% interest rate for a 30-year fixed rate mortgage with a 20% down payment and annual taxes of \$174).

Availability of Financing

Of all non-governmental constraints, financing costs are subject to the greatest fluctuation. In 1990, interest rates for the region were generally 10%. Although financing for the development and purchase of market rate housing in Danville continues to be generally available, the fluctuation of interest rates can drastically affect the affordability of housing. Relatively small fluctuations in interest rates can eliminate many people from the housing market. Using the above cited market rate unit as an example, a shift from a 10% to an 11% fixed-rate 30-year mortgage (assuming 20% down and 35% of household income assigned to housing costs) increases the monthly mortgage by \$143 (8.5%), necessitating an additional \$4,900± in annual household income.

Community Opposition to Affordable Housing

The dominant single family character of Danville results in neighborhoods that carefully guard against changes perceived as being undesirable. Medium and higher density housing is often viewed as such an undesirable change when proposed adjacent to and within existing single family neighborhoods.

V. HOUSING GOALS, POLICIES AND IMPLEMENTATION MEASURES

This section defines Danville's housing goals, policies, and implementation measures. The goals provide the overall direction for housing policies and actions. The policies and implementation measures address ways in which the Town can promote housing development for people of all income groups.

HOUSING GOALS

As documented in Section III, Danville is a relatively affluent residential community where over half of the employed work force commutes to jobs based in other communities including central Contra Costa County, Alameda County, and San Francisco. In achieving the Housing Goals, the Town must strike a balance between the need to provide affordable housing and preservation and enhancement of existing neighborhoods, maintenance of high development standards, and protection of environmental resources. The Housing Goals listed below are discussed in detail on the following pages.

- | | |
|----------|---|
| Goal 1.0 | Preserve and enhance existing residential neighborhoods and encourage the practice of fair housing. |
| Goal 2.0 | Promote development of affordable housing. |
| Goal 3.0 | Promote home ownership for moderate income buyers. |
| Goal 4.0 | Expand financial resources for affordable housing. |
| Goal 5.0 | Protect long-term affordability of new units. |
| Goal 6.0 | Promote affordable housing development through local and intergovernmental cooperation. |

SUMMARY OF THE QUANTIFIED OBJECTIVES

The Housing Element policies and implementation measures are intended to help meet the full range of housing needs in the community. However, even with a significant implementation effort, the Town will have a particularly difficult challenge in meeting the housing needs defined by ABAG, especially for the very low and low income households. The residential development capacity is nearing buildout, with an estimated 1,650 to 3,025 units (See **Tables 11, 12 and 13**) of capacity remaining (total reflects units beyond the 1,980 units currently carrying tentative or final map approval). In addition to a relative limitation of vacant land, the Town faces other significant constraints including high land costs, relative void of federal or state subsidy programs, and varying degrees of community opposition to proposals to establish medium and high density housing within or adjoining existing single family residential neighborhoods.

Given these constraints, the Town has established policies and implementation measures designed to maximize affordable housing development in Danville. **Table 19** reiterates the housing need analysis discussed in Section IV and quantifies, where possible, the number of units that may result from the Town's implementation efforts. **Table 19** also estimates, as required by State law, how the units will be delivered, indicating units that will be established by new construction, through conservation and through rehabilitation.

Table 19
Town of Danville Quantified Objectives

Category*	Very Low	Low	Moderate	Above Moderate	Total
ABAG HOUSING NEEDS DETERMINATION FOR 1/88 THROUGH 7/95	391	293	440	1,320	2,444
NEW CONSTRUCTION					
Units Developed by Private Market	0	7	171	3,335	3,513
Units Developed Through Housing Programs					
• Policy 2.5 (Density Bonus) and/or 2.10 (Inclusionary)	6	0	45	0	51
• Policy 2.9 (Secondary Units)	0	5	10	0	15
Total New Construction	6	12	226	3,335	3,579
CONSERVATION					
Section 8 Certificates/Vouchers/etc.	0	0	0	0	0
REHABILITATION					
CDBG Owner-Occupied Rehabilitation	0	0	0	0	0
REMAINING NEED	385	281	214	n/a	880

* Note: Very low income = less than 50 percent of median income (i.e., less than \$23,400 per year for a family of four); low income = between 50 percent and 80 percent of median income (i.e., \$23,400 to \$37,450 per year for a family of four); moderate income = between 80 percent and 120 percent of median income (i.e., \$37,450 to \$56,150 per year for a family of four); above moderate income = more than 120 percent of median income (i.e., more than \$56,150 per year for a family of four)

HOUSING POLICIES AND IMPLEMENTATION MEASURES

The Town of Danville will pursue implementation of the Housing Goals and Policies to preserve and enhance existing neighborhoods, to meet affordable housing needs, and improve the quality, quantity and affordability of housing.

GOAL 1.0 PRESERVE AND ENHANCE EXISTING RESIDENTIAL NEIGHBORHOODS AND ENCOURAGE THE PRACTICE OF FAIR HOUSING

Policy 1.1 --	Maintain and improve public facilities such as roads, sidewalks, street lighting, landscaping, utilities and other improvements which enhance and improve residential neighborhoods.
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Objective:	Continue the high level of maintenance of public improvements.
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Action:	Continue activity under the Capital Improvement Program and Lighting and Landscape Maintenance District.
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Staff Responsibility:	Development Services Department and Maintenance Department.
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Time Frame:	Ongoing program.
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Policy 1.2 --	Maintain regular contact between Town staff and neighborhood associations to review maintenance and improvement plans and assist in private efforts to improve neighborhoods.
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Objective:	Assure good communication between the neighborhood organizations and Town staff.
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Action:	Continue existing noticing and information efforts. Continue to monitor the Town's housing stock to determine if housing units are in need of rehabilitation.
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Staff Responsibility:	Development Services Department.
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Time Frame:	Ongoing effort.
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Policy 1.3 -- Assure that new residential projects proposed within existing neighborhoods are compatible with the neighborhood's character. For purposes of this Element, compatibility may be interpreted to allow different lot size, unit size or product type present in the neighborhood.

Objective: Assure compatibility of new residential projects with existing neighborhoods.

Action: The Town will maintain design standards for all residential developments.

Staff Responsibility: Planning Division.

Time Frame: Ongoing effort.

Policy 1.4 -- Support the efforts of local, State and Federal agencies to eliminate housing discrimination

Objective: To support efforts to ensure non-discrimination in housing to promote equal housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

Action: Tie into Contra Costa County's CDBG Residential Displacement Program (this includes the provision of CDBG funding to nonprofit organizations providing fair housing counseling); disseminate fair housing information; refer fair housing complaints to a district office of the California Department of Fair Employment and Housing.

Staff Responsibility: Development Services Department.

Time Frame: Ongoing program.

GOAL 2.0 PROMOTE DEVELOPMENT OF AFFORDABLE HOUSING

Policy 2.1 -- Develop medium to high density housing in the downtown area on land currently designated for multi-family use when the development incorporates affordable, multifamily senior and non-senior housing.

Objective: Ongoing development and redevelopment activity creates an opportunity to include affordable, multifamily senior and non-senior housing in the downtown area.

Action: Accommodate development proposals involving currently designated multi-family lands for development of up to 200 affordable, multifamily senior and non-senior units. A new multiple family zoning district (which may be formatted as an overlay district) will be established to provide higher density ranges when development incorporates affordable, senior and non-senior housing. Lands to be considered for rezoning are lands currently zoned DBD - Area 9: Multi-Family Residential.

Unit Production: Up to 200 units.

Financing: Redevelopment housing set aside, HUD funds (CDBG, HOME and other programs), and developer density bonus.

Staff Responsibility: Planning Division.

Time Frame: Establish overlay district by 1994. Project development tied to funding cycles.

Policy 2.2 -- Support development of affordable housing for the mentally disabled.

Objective: Provide affordable housing opportunities for the mentally disabled.

Action: Support efforts find appropriate sites to develop 6 bed group homes in existing residential neighborhoods (land use permit in any single family or multifamily district). Consider inclusion of units for the mentally disabled in any multi-family ~~senior~~ housing developed by the Town.

Unit Production:	Housing for 6 to 15 persons.
Financing:	Redevelopment housing set aside, CDBG funds, state housing development funds, and inclusionary housing fees.
Staff Responsibility:	Development Services Department.
Time Frame:	Initial contacts with potential non-profit sponsors will be made during 1993.

Policy 2.3 -- Cultivate contacts with non-profit housing providers with an ultimate goal of developing rental units in the downtown area which are affordable to very low and low income households.

Objective: Private non-profit housing organizations have advantages in securing funds, tax credits and other incentives for development of affordable housing as well as expertise in building affordable housing. These advantages may enhance Danville's ability to meet affordable housing objectives.

Action: A working relationship will be established with one or more private non-profit housing organizations. Potential financial resources which could be utilized to facilitate the development of affordable rental housing in the downtown area could include the following: the housing setaside fund; in-lieu inclusionary housing fees; and/or federal or State funding for affordable housing. Eden Housing and BRIDGE are two organization that have been active in the Tri-Valley area.

Unit Production:	Not quantified.
Staff Responsibility:	Development Services Department.
Time Frame:	Contacts made to date in conjunction with the Charlotte Wood redevelopment project shall be pursued to determine the financial feasibility of using a non-profit housing provider as a partner for development of affordable rental housing in the downtown area.

✓
Policy 2.4 -- Rezone vacant land to increase allowable residential densities where the integrity of existing residential neighborhoods will not be disrupted and where an affordable housing component is included.

Objective: Some of the remaining vacant land in Danville could be developed at densities higher than currently zoned. In order to avoid immediately increasing land values through granting of rezoning entitlements (and therefore losing the potential economic inducement to provide affordable and / or senior housing units), provisions would be imposed requiring a project to be designed simultaneously with the consideration of the rezoning entitlement. This would provide a mechanism to maintain the current land values. If a project including affordable and / or senior housing was not developed, then underlying zoning would prevail.

Action: In conjunction with the review and update of the Town's Land Use Element of the Danville 2005 General Plan (to be initiated in 1993), review all vacant sites for potential for higher density housing for utilization when an affordable component is included. It is assumed that the end result of this review process will be the selective rezoning of lands to multi-family low (7-12 units/acre) and medium (13 - 21 units/ acre) densities.

Unit Production: Not quantified.

Financing: None initially. New multi-family projects could participate in affordable housing programs and be eligible for subsidies which may be available through the Town , the Community Development Agency or through CDBG funding or inclusionary housing fees.

Staff Responsibility: Development Services Department.

Time Frame: Additional housing would be constructed over the next ten years.

✓

Policy 2.5 -- Promote density bonuses to developers that build affordable housing units in addition to those bonuses required by State law.

Objective: Government Code Section 65915 now requires cities to grant a density bonus of at least 25 percent over base zoning density and additional incentives or financial subsidies to a developer of a housing development agreeing to construct a project with at least one of the following occupancy characteristics; 20 percent of the units are for lower income households; 10 percent of the units are for very low income households; 50 percent of the units are for senior citizens.

Action: The Town will promote density bonuses to builders of affordable multi-family units. Adopt a Density Bonus Ordinance as required by the State. A brochure describing the State law and additional bonuses and possible subsidies offered by the Town will be prepared and distributed to developers before they apply for development permits.

Unit Production: Not quantified.

Financing: None required, although additional financial incentives and/or subsidies may be implemented.

Staff Responsibility: Development Services Department.

Time Frame: Adoption of the Density Bonus Ordinance and development of the accompanying brochure by the end of 1993. Density Bonus Program ongoing through buildout of residential land supply.

Policy 2.6 -- Establish guidelines for private sector land assembly projects in order to provide affordable housing units.

Objective: Underutilized property can be assembled and redeveloped by the private sector to a higher intensity use. The Town will provide developers that are pursuing such projects with the standards and criteria that will be applied to such projects, including the incentives and density bonuses that are available.

Action: Staff will prepare guidelines. The Old Blackhawk Road Specific Plan is an example of a parcel assembly project that the Town has implemented.

Unit Production: Not quantified.

Financing: Affordable housing included in projects may require subsidies.

Staff Responsibility: Development Services Department.

Time Frame: Prepare Parcel Assembly and Redevelopment Guidelines in 1994.

Policy 2.7 -- Review existing development standards, design guidelines, fees, and application processing time to determine and make changes where such changes would provide a streamlined processing time, translating to lower cost of development for affordable housing units.

Objective: Lower the cost of affordable housing by relaxation of certain development standards (i.e., consider adjusting numerical parking requirements for senior housing projects), design guidelines, or fees that add substantially to development cost and streamline the process time and expedite projects proposing affordable housing units.

Action: Staff will conduct a study of existing development standards, design guidelines, and fees to determine whether significant cost savings could be realized (e.g. would reducing parking standards for the affordable units in a project significantly lower development costs?) Exemption from certain standards and/or fees may provide an additional incentive for developers to build affordable housing and/or lower the public subsidies required.

Unit Production: Not quantified.

Staff Responsibility: Development Services Department.

Time Frame: Conduct Development Standard Design Guideline Study and Application Streamlining in 1993.

Policy 2.8 -- Supplement "residential units per acre" density standards with "floor area ratios" density standards for high density multi-family designated lands when an affordable housing component is included.

Objective: Current density standards may not provide adequate flexibility for multi-family projects. A "Floor Area Ratio" (FAR) approach, such as used for retail/commercial districts in the Downtown DBD Districts will provide additional flexibility and thus provide an incentive for multi-family housing. Developers will have the option of building more units with the same total square footage.

Action: Amend the Zoning Ordinance multi-family districts to supplement unit density standards with FAR standards. "Unit density standards" provides for a density calculation based on units per net acre, with areas devoted to roadways included in the net acreage. "FAR standards" would provide a means to regulate the total square footage developed on a site as a percentage of the total lot area. The FAR approach could be structured to provide incentives to build more, smaller units by allowing higher FAR levels where an increase in the unit count is coupled with a decrease in the unit size. (* See example below)

Unit Production: Not quantified.

Staff Responsibility: Development Services Department.

Time Frame: Complete Zoning Ordinance Amendments by the end of 1994.

* Using "residential units per acre" density standards to calculate density on a 3 acre site with a land use designation of MFMD (13-21 du/ac) built at the high end of the range would yield 63 units. Assuming an 1,100 square foot typical unit, calculating density with "floor area ratio" density standards, the same 3 acre parcel could yield a total unit count of 89 units.

Policy 2.8 -- Supplement "residential units per acre" density standards with "floor area ratios" density standards for high density multi-family designated lands when an affordable housing component is included.

Objective: Current density standards may not provide adequate flexibility for multi-family projects. A "Floor Area Ratio" (FAR) approach, such as used for retail/commercial districts in the Downtown DBD Districts will provide additional flexibility and thus provide an incentive for multi-family housing. Developers will have the option of building more units with the same total square footage.

Action: Amend the Zoning Ordinance multi-family districts to supplement unit density standards with FAR standards. "Unit density standards" provides for a density calculation based on units per net acre, with areas devoted to roadways included in the net acreage. "FAR standards" would provide a means to regulate the total square footage developed on a site as a percentage of the total lot area. The FAR approach could be structured to provide incentives to build more, smaller units by allowing higher FAR levels where an increase in the unit count is coupled with a decrease in the unit size. (* See example below)

Unit Production: Not quantified.

Staff Responsibility: Development Services Department.

Time Frame: Complete Zoning Ordinance Amendments by the end of 1994.

* Using "residential units per acre" density standards to calculate density on a 3 acre site with a land use designation of MFMD (13-21 du/ac) built at the high end of the range would yield 63 units. Assuming an 1,100 square foot typical unit, calculating density with "floor area ratio" density standards, the same 3 acre parcel could yield a total unit count of 89 units.

Policy 2.9 -- Allow for the development of second units and conduct regular reviews of the Second Unit Ordinance for ways to encourage increased development of second units.

Objective: Increase the production of second units within existing single family areas. In areas where the dominant land use is single family residential, second units can provide a substantial source of housing.

Action: Continue to implement the second unit ordinance. This ordinance allows the construction of additional rental housing within established neighborhoods without the need for rezonings of properties. Conduct a review of the ordinance to determine what obstacles, if any, need to be addressed to facilitate the development of this type of unit. Staff will promote the development of second units through the distribution of the Information Sheet entitled "How to Obtain Approval to Build a Secondary Dwelling Unit", through publication of promotional articles in the City's newsletter, etc.

Unit Production: Five to seven affordable units per year.

Staff Responsibility: Development Services Department.

Time Frame: A comprehensive review of the Second Unit Ordinance will occur in by the end of 1994.

✓ **Policy 2.10 --** Adopt an inclusionary housing ordinance requiring 15 percent of the total units in residential projects of 20 or more units to be low and/or moderate affordable units. The ordinance should include an "in lieu" fee schedule which is tiered to cover projects of all sizes (i.e., not just projects of 20 or more units). The ordinance should allow the "in-lieu" option to be exercised only for those projects where inclusion of affordable units is not practical, as determined by the Town.

Objective: Require the development of 15 percent low to moderate income housing or payment of an "in-lieu" fee when granting new development entitlements. Assure long term affordability of the units is achieved. Require an "in lieu" fee, at the Town's discretion, to generate revenue for affordable housing projects in other parts of the Town.

Action: Adopt an inclusionary zoning ordinance to allow the Town to take a more assertive position with developers, while providing incentives to provide lower income units.

Unit Production: Not quantified.

Staff Responsibility: Development Services Department.

Time Frame: Adopt Ordinance by the end of 1993.

Policy 2.11 -- Amend the Zoning Ordinance and the General Plan to include a High Density Multi-family Residential District (e.g. 22 - 29 du/acre) for use to encourage development of affordable housing.

Objective: Provide areas and methodology for development at densities higher than allowed under the current provisions of the Zoning Ordinance and General Plan.

Action: Staff will initiate a General Plan Amendment Study and concurrently amend the Zoning Ordinance to provide a new High Multi-family Residential Density land use designation and zoning district. The language of the General Plan Amendment and the rezoning should include specific reference to the provision of affordable housing units. All land use intensifications considered by the Town should contribute to affordable housing at or above the level imposed by the proposed inclusionary housing ordinance.

Unit Production: Not quantified.

Staff Responsibility: Development Services Department

Time Frame: Adopt General Plan Amendment and corresponding Zoning Ordinance Amendment by the end of 1993.

Policy 2.12 -- Assess the feasibility of amending the Zoning Ordinance and the General Plan to allow use of an overlay district for development of small in-fill single family residential projects at densities exceeding those allowed by the underlying general plan and zoning designations, when an affordable component is provided.

Objective: Assess the feasibility of an overlay district, or an alternative mechanism, to permit flexibility in development standards and to encourage the provision of affordable housing in the established single family low and medium density areas of the Town. Provide areas and methodology for selected development of affordable housing at densities higher than allowed under the current provisions of the Zoning Ordinance and General Plan.

Action: Staff will initiate a General Plan Amendment Study to assess the feasibility to allow selective use of densities exceeding current land use designations and concurrently amend the Zoning Ordinance to establish the corresponding Overlay District.

Unit Production: Not quantified.

Staff Responsibility: Development Services Department

Time Frame: If deemed feasible, adopt General Plan Amendment and corresponding Zoning Ordinance Amendment by the end of 1994.

Policy 2.13 -- Create a Housing Advisory Committee to provide ongoing review and support of the goals of the Housing Element.

Objective: Establish a support committee to further the goals and policies of the Housing Element, to monitor the Town's progress on the development of affordable housing, and provide a forum for the annual mandated reporting. Identify staff responsibility to monitor and enforce affordability requirements, identify and pursue funding for affordable housing and promote development of affordable housing.

Action: Assign new responsibilities to an existing Town Council Subcommittee or assignee.

Unit Production: None.

Staff Responsibility: Town Council and Development Services Staff.

Time Frame: Assign responsibilities in 1991.

GOAL 3.0 PROMOTE HOME OWNERSHIP FOR MODERATE INCOME BUYERS

Policy 3.1 -- Encourage private sector (banks, mortgage brokers and home builders) to develop a program to facilitate home purchases by first time home buyers.

Objective: Providing housing for the "first time buyer" is critical to the overall housing market. At the present time it has become increasingly difficult for first time buyers to purchase homes in Danville.

Action: Assess the feasibility of tying into Contra Costa County's Mortgage Credit Certificate (MCC) Program to enhance the affordability of both new and existing homes for first time low and moderate income homebuyers. Publicize resources available to first time buyers and pursue additional sources of financing. The Town should cooperate with developers and builders to promote first time home buyers. New sources of financing may also include low interest loans, land write downs, and/or equity sharing loans.

Financing: Sources may include: bond financing, CDBG funds, Mortgage Credit Certificates, and California Housing Finance Agency funds.

Staff Responsibility: Development Services Department.

Time Frame: Tied to availability of private revenue sources and provisions of County's MCC Program.

GOAL 4.0 EXPAND FINANCIAL RESOURCES FOR AFFORDABLE HOUSING

Policy 4.1 -- Apply the 20% of redevelopment area tax increment revenue required for affordable housing in a manner that maximizes affordable housing production.

Objective: Identify the most efficient use of the Town's Redevelopment Agency tax increment housing set-aside.

Action: Research options for using the housing set aside funds. On the basis of the study and subsequent recommendations, commit the redevelopment housing set-aside funds. The Town will have accumulated \$500,000± in its housing trust fund at the end of the fiscal '92 - '93 fiscal year and is presently accumulating approximately \$110,000 per year. This annual increment is expected to grow over time as development within the downtown occurs. This funding is available for affordable housing projects and/or subsidies.

Financing: A combination of funds accumulated over the next five years and could provide capital for affordable housing development.

Staff Responsibility: Redevelopment Agency and Development Services Department.

Time Frame: Ongoing effort which ties into the requirement from redevelopment law to adopt and implement a "Redevelopment Housing Compliance Plan" to identify how "excess" housing set-aside funds will be utilized (see Appendix D).

Policy 4.2 -- Pursue HOME and Community Development Block Grant money and other bond and grant money that may become available to fund affordable housing projects and programs.

Objective: Maximize the amount of Home funds, Community Development Block Grant funds, as well as other bond and grant funds available from state and federal sources.

Action: Identify and monitor developments in available grant and bond funding. Develop affordable housing programs and projects that help attract grant and bond funds.

Staff Responsibility: Development Services Department.

Time Frame: Ongoing Effort.

Policy 4.3 -- Explore the use of mortgage revenue bonds as a means to finance affordable housing development.

Objective: Utilize available mortgage revenue bond funds available through the County Community Development Department and/or the State of California.

Action: Identify and evaluate the availability and usefulness of mortgage revenue bonds. The usefulness of mortgage revenue bonds is currently limited by statutory restrictions on buyer income, which is limited to \$45,000 for a one or two person household, and \$51,000 for a household of three or more; and sales prices, which are restricted to no more than \$180,000 for a new unit.

Staff Responsibility: Development Services Department.

Time Frame: Ongoing effort.

GOAL 5.0 PROTECT LONG TERM AFFORDABILITY OF NEW UNITS

Policy 5.1 -- Encourage non-profit development and ownership of affordable rental units.

Objective: Ownership of units by non-profits, whose specific purpose is to provide housing to low and moderate income households. provides a degree of assurance that units will remain affordable over time.

Action: Identify and interview non-profit housing organizations to determine how cooperative ventures could be established.

Staff Responsibility: Development Services Department.

Time Frame: Development Services Department staff will interview non-profit housing developers active in the Bay Area in 1993.

Policy 5.2 -- Require that all affordable housing development subsidized by the Town contain provisions that assure long term affordability mechanisms.

Objective: Maintain affordability for intended period of time through well written contracts and ongoing monitoring for compliance.

Action: Review all housing development contracts for mechanisms to assure long term affordability. As an example, projects developed by a partnership with a non-profit partner might include sale of the property to the non-profit at the termination of the partnership.

Staff Responsibility: Development Services Department.

Time Frame: Ongoing effort.

GOAL 6.0 PROMOTE AFFORDABLE HOUSING DEVELOPMENT THROUGH LOCAL AND INTERGOVERNMENTAL COOPERATION

Policy 6.1 -- Cooperate with regional initiatives to generate funding for affordable housing.

Objective: Providing affordable housing is a regional issue that deserves a regional solution. The Town of Danville will cooperate with nearby cities and the county to help achieve regional or sub-regional affordable housing targets. Participation in the Tri-Valley Affordable Housing Committee is the principal forum for this effort.

Action: Town staff and Council members initiate contacts with other jurisdictions.

Staff Responsibility: Development Services Department, City Manager and Town Council.

Time Frame: Ongoing.

Policy 6.2 -- Give preference to people working in Danville when renting affordable units that are subsidized by the Town or Community Development Agency.

Objective: Although Danville will continue to have more housing than jobs, existing and expected housing development is too expensive for many of the workers expected to fill new jobs.

Action: When there is competition for ownership or rental units assisted by the Town, give preference to qualified applicants that are employed in Danville.

Financing: None beyond the initial Town subsidy to the project.

Staff Responsibility: Development Services Department.

Time Frame: Ongoing.

Policy 6.3-- Request exemptions or reductions in development fees charged by other agencies upon affordable housing projects.

Objective: Development fees are one factor that increases the cost of development and inhibits development of affordable housing. Policy 2.7 of this Housing Element recommends that the Town consider reducing fees on housing projects that are or include affordable units. Policy 6.3 suggests that the Town work with other agencies charging development fees (e.g., San Ramon Valley Unified School District, Central Contra Costa Sanitation District, East Bay Municipal Utility District) to reduce or eliminate their fees on new affordable housing units.

Action: Prepare and distribute a letter requesting fee exemptions.

Unit Production: Not quantified.

Staff Responsibility: Development Services District.

Time Frame: Make contact with fee levying agencies to explore potential fee reductions in 1993.

APPENDIX A: ABAG METHODOLOGY

HOUSING NEEDS DETERMINATION

The state requires regional councils of government to identify the "fair share allocation" of regional housing need by income group for each city and county. The Association of Bay Area Governments (ABAG) determines the fair share allocations for the nine Bay Area counties.

In determining regional housing needs ABAG considers the following factors specified by the state: market demand for housing, employment opportunities, availability of suitable sites, commuting patterns, type and tenure of existing housing, and the housing needs of farm workers.

Cities are required to adopt policies and programs that encourage a supply of housing which meets its allocated share of regional need by income group.

Table 1 lists ABAG's housing estimates for Danville for 1988-1995. The projected need represents the number of units needed to accommodate growth between 1988 and 1995. ABAG did not allocate additional units to Danville to create a jobs/housing balance because the city currently has more housing units than jobs and is projected to maintain this trend through 2005.

In order to promote a more even distribution of affordable housing within the region, ABAG categorizes each city's "fair share allocation" of housing by income group. To determine the distribution of units by affordability, ABAG averages city income distributions with county and regional distributions. For example, ABAG took the percentage of Danville residents that are very low income (6 percent) and added it to the percentages for the county (19 percent) and the region (23 percent) to come up with an average percentage of 16 percent very low income ($6 + 19 + 23 = 48$; $48/3 = 16$). ABAG then applied this percentage to the total number of units needed to derive a targeted number of very low income units.

APPENDIX B: DATA SOURCES

Town of Danville

1990 Census of Population and Housing - Summary Population and Housing Characteristics

California State Department of Finance

Max (an online demographic service)

ABAG - Projections '92

APPENDIX C: SUMMARY OF ACTIONS TAKEN TO IMPLEMENT 1990 - 1995 HOUSING ELEMENT

Implementation actions taken during the last year to assist or encourage the development of very low, low and moderate income housing?

a. Develop medium to high density housing in the downtown area (Policy 2.1)

Case - Execution of MOU with Pacific Union for the abandoned Charlotte Wood site will result in the conversion of 7± acres from a planned office / commercial use to medium density residential uses.

b. Cooperate with non-profit housing provider (Policy 2.3)

Case - Preliminary discussions have occurred between the Town and non-profit housing groups for the possible development of a project with very low and moderate income housing in the Downtown area.

c. Rezone land to increase allowable residential densities (Policy 2.4)

Case - Conversions to multiple family designations have occurred, or are in the review stages, for the following properties:

- Parcel B of Parcel C of SD 6878 (3.5 acres) - under review for a 40± mfr project.
- Tassajara Manor (approval in place for a 40 bed senior care facility).
- Camino Ramon - Fucannan (approval in place for a 50-room 55-bed senior care facility).
- Charlotte Wood site (MOU is in place for a planned 86±-mfr project developed on a 7.1 acre portion of the site).

d. Promote density bonuses (Policy 2.5)

Case - A density bonus was authorized for the Haskins Ranch PUD to facilitate development of 14 duet units for moderate income households -- which were intermingled within the single family medium density development (3-5 dus/ac).

Case - Draft density bonus ordinance has been developed.

e. Review existing development standards (Policy 2.7)

Case - The waiver / reduction of Town-controlled development fees, including the waiver of \$60,000± of fees for the Haskins Ranch PUD, the waiver / reduction of \$3,000± of fees for the Laurel Drive Cottages PUD and the waiver / reduction of \$200,000 of fees for the 1993 Charlotte Wood redevelopment project.

f. Create a floor-area-ratio provision in mfr districts to supplement the traditional du/acre provisions. (Policy 2.8)

Case - Draft Ordinance is being prepared.

g. Second dwelling unit development standards (Policy 2.9)

Case - Danville's development standards for second dwelling units are more liberal than State regulations - enhancing the probability of development of these types of units. The Town typically processes 5 - 7 requests a year, with virtually all requests exceeding the 600 square foot unit size guaranteed by the State.

h. Imposition of an inclusionary housing policy (Policy 2.10)

Case - Since inclusion of the inclusionary housing policy into the Housing Element, the following projects have been subject to an inclusionary housing requirement:

a - Haskins Ranch PUD (will result in the construction of 14 units for moderate income households).

b - Tassajara Manor (stipulates that of 6 of 40 units in this senior care facility will be for moderate income residents).

c - Camino Ramon - Fucannan (stipulates that of 5 of 50 units in this senior care facility will be for moderate income residents).

d - Remington PUD (will result in the construction of 18 units for moderate income households and another 9 units held for households earning 120% to 140% of the area median income).

e - West El Pintado (preliminary staff recommendation on this pending project is to have 3 of 20 units held for moderate income households).

f - Charlotte Wood redevelopment project (Town will collect an in-lieu inclusionary housing fee through the adopted MOU for the project).

Case - Draft Inclusionary Ordinance is being prepared.

- i. Create a 22-29 du/acre zoning district (Policy 2.11)

Case - Draft Ordinance is being prepared.

- j. Create an in-fill district to accommodate affordable housing as in-fill in existing sfr neighborhoods (Policy 2.12)

Case - Draft Ordinance is being prepared.

- k. Imposition of the inclusionary housing requirements of California Redevelopment Law (Policy 4.1)

Case - Development of one unit for a very low income household was required from the seven-unit Laurel Drive Cottages PUD. Developer contribution of \$377,000 towards the development of thirteen units for very low and moderate income households is required through the MOU for the Charlotte Wood redevelopment project.

- l. Use of the housing set-aside fund of the Danville Redevelopment Agency (Policy 4.1)

Case - Redevelopment Agency assignment of \$500,000 of the housing set-aside fund towards the development of thirteen units for very low and moderate income households is in the works in conjunction with the Charlotte Wood redevelopment project.

- m. Apply for CDBG and other bond and grant money (Policy 4.2)

Case - The Town has been included in the 1993 CHAS application for the urban county portion of the Contra Costa County CHAS submittal.

- n. Require long-term affordability where subsidy is present (Policy 5.2)

Case - Deed restrictions for the 14 duets in the Haskins Ranch PUD, which are to be housing for moderate income families, protects the affordability for 15 years.

Case - Deed restrictions for the one very low income housing unit in the Laurel Drive Cottages project protects the affordability for 15 years.

Case - Deed restrictions were imposed largely through the efforts of the Town on the 27 townhouse units in the Somerset PUD in the County. The County Board rejected the 15 time-frame and imposed a 10 time frame for which the housing will be required to be available for moderate income families protects the affordability for 15 years.

- o. Cooperate with regional efforts for the development of affordable housing (Policy 6.1)

Case - The Town is a participant of the Tri-Valley Affordable Housing Committee

Case - The Town aggressively pursued the affordable housing issue in its tracking and testimony for the Dougherty Valley project (2,750 affordable units discussed).

Case - The Town aggressively pursued the affordable housing issue in its tracking and testimony for the Somerset project (27 moderate units required).

APPENDIX D: REDEVELOPMENT HOUSING COMPLIANCE PLAN

1990 - 1995

**REDEVELOPMENT HOUSING COMPLIANCE PLAN
TOWN OF DANVILLE**

The Town of Danville

Adopted July 6, 1993

TABLE OF CONTENTS

Page

LIST OF TABLES AND EXHIBITS

D - i

I. INTRODUCTION

Background and Pertinent State Law

D - 1

II. HOUSING REQUIREMENTS

Project Area Buildout and Inclusionary Requirements

D - 3

Replacement Units

D - 5

Project Area Requirements

D - 6

Affordable Housing Cost

D - 7

III. RESOURCES

Low and Moderate Income Housing Fund

D - 9

IV. ACTION PLAN

Mission Statement

D - 11

Programs and Tools

D - 11

Conclusion

D - 12

LIST OF TABLES AND EXHIBITS

	Page
Table D-1 Danville Redevelopment Area Maximum Residential Buildout, 1993	D - 3
Table D-2 Inclusionary Requirement by Project Sub-area Five Year Increments	D - 4
Table D-3 Actual Units Removed to Date - April, 1993	D - 5
Table D-4 Projected Units to be Removed	D - 5
Table D-5 Project Area Housing Requirements, 1993 - 2002	D - 6
Table D-6 Affordable Housing Cost - Rental	D - 7
Table D-7 Affordable Housing Cost - Owner Occupied	D - 8
Table D-8 Summary of Net Annual Housing Deposits	D - 10
Exhibit D-1 Map of Danville Redevelopment Area	D - 13

I. INTRODUCTION

BACKGROUND AND PERTINENT STATE LAW

In 1975 and 1976 State Legislature required redevelopment agencies to both protect and increase the supply of housing for low and moderate income persons. Generally, State legislation requires the following; that portions of the tax increments collected by redevelopment agencies be devoted to housing; that agencies replace housing for low and moderate income persons destroyed by agencies; and that certain percentages of housing constructed within the redevelopment project area be affordable to persons of low and moderate income.

In 1991, the State Legislature passed Assembly Bill 315 amending State Redevelopment Law. Among other revisions, this law added a requirement that each redevelopment agency adopt a plan for complying with the existing housing requirements of State Redevelopment Law. These changes went into effect January 1, 1992 (H&S Section 33413(b)(4)). This report serves as the Town's Housing Replacement Plan pursuant to AB 315.

Other pertinent housing law contained within the California Community Redevelopment Law (Health and Safety Code Sections 33000 et seq.), includes the following:

- Section 33334.2 requires that not less than 20 percent of all tax increment received by the Agency shall be used for the purposes of "...increasing, improving, and preserving the community's supply of low and moderate income housing...", which is known as the housing fund. In carrying out the purposes of the housing requirement, the Law permits the Agency to expend amounts deposited into the Housing Fund for the following:
 - Acquisition of real property or building sites;
 - Improve real property or building sites with on-site and off-site improvements;
 - Donate real property;
 - Finance certain permitted insurance premiums;
 - Construct buildings or structures;
 - Acquire buildings or structures;
 - Rehabilitate buildings or structures;
 - Provide subsidies to qualified households;
 - Develop plans, pay principal and interest on bonds, loans, advances or other indebtedness, or pay financing or carrying charges;

- Maintain a community's supply of mobile homes;
 - Preserve the availability of at-risk assisted or subsidized housing units which are threatened by conversion to market rate housing.
- Section 33413(a) requires that whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low- and moderate-income housing market as part of a redevelopment project subject to a written agreement with the Agency, the Agency shall, within four years of the removal of the dwelling units, cause to be developed an equal number of dwelling units.
 - Section 33413(b) requires that at least 30 percent of all new or rehabilitated dwelling units developed by an agency be affordable to low and moderate income families, at least half of which must be for, and occupied by, very low income households.
 - Section 33413(b) also requires that at least 15 percent of all new or rehabilitated dwelling units privately developed in a redevelopment agency be affordable to low and moderate income families, of which 40 percent must be for, and occupied by, very low income households.
 - Section 33413(b)(1) establishes a requirement that each agency adopt a plan which demonstrates how the thirty percent and fifteen percent inclusionary requirements will be met and which ensures that these requirements will be met every ten years. The plan must be reviewed every five years in conjunction with the mandatory housing element revisions.
 - Section 33413(c) requires all affordable units remain affordable for "...the largest feasible time, as determined by the agency, but not less than the period of the land use controls established in the redevelopment plan...". New or substantially rehabilitated housing units developed or assisted with monies from the housing fund must remain affordable for not less than fifteen years for rental units and ten years for owner-occupied units.
 - Section 3334.12 of the Health and Safety Code requires agencies to spend or encumber excess surplus housing funds (i.e., unexpended and unencumbered amount in the housing fund exceeding \$500,000 or total amount deposited in housing fund during the preceding five years) within five years or transfer excess surplus to appropriate housing authority for expenditure within the community.

The Town of Danville has one Redevelopment project area. The project area covers the majority of the downtown area. The housing buildout capacity and plans for the project area will be analyzed in this plan.

II. HOUSING REQUIREMENTS

PROJECT AREA BUILDOUT AND INCLUSIONARY REQUIREMENTS

Table D-1 shows the vacant and under-utilized acreage in the project area identified for residential development. The table also shows the range of potential units for each sub-area, based on existing or anticipated density ranges.

Table D-1
Danville Redevelopment Area
Maximum Residential Buildout, 1993

Sub-area	Vacant or Underdeveloped Acres	Maximum Buildout
Charlotte Wood School Site (Mixed Use 13-21 du/ac)	7.15	93 - 150
Laurel Dr - West (MF Med 13-21 du/ac)	1.32	17 - 28
Laurel Dr - East (MF Med 13-21 du/ac)	3.07	40 - 64
Existing Library Site (MF Med 13-21 du/ac)	0.62	8 - 13
Total	11.65	158 - 255

Source: Town of Danville

Because there are only four identified residential sub-areas within the project boundaries, and since they have a relatively small aggregate acreage, it is difficult to estimate with much accuracy the annual absorption rate for the privately developed units. It is assumed that the 86-unit project proposed by Pacific Union for a 7.1 acre portion of the Charlotte Wood site will start delivering units by 1994. Based on an assumption that the Pacific Union project will proceed

steadily through completion and full occupancy, the average the annual absorption of both privately produced residential units and agency assisted residential units within the boundaries of the project area is assumed to be slightly more than 15 units per year. Build-out of the four identified residential areas will probably occur over the next ten years.

Table D-2 shows the inclusionary requirement in five year increments for the project area. Residential development on the existing library site is assumed an agency assisted development, although current plans are for in-lieu affordable housing fees collected from Pacific Union in conjunction with their 86-unit project to utilized to facilitate the development of residential units on the existing library site. As an agency assisted project, the redevelopment of the existing library site will be subject to the 30% inclusionary requirement. Residential development on the other three identified sub-areas is assumed to be private development, subject to the 15% inclusionary requirement.

Table D-2
Inclusionary Requirement by Project Sub-area
Five Year Increments

Sub-area	Buildout 1993-97	Buildout 1998-2002
Charlotte Wood School Site (15% requirement)	86 (13)	n/a
Laurel Dr - West (15% requirement)	7 (1)	12 (2)
Laurel Dr - East (15% requirement)	n/a	50 (8)
Existing Library Site (30% requirement)	13	n/a
Total Units (Total Inclusionary)	99 (14)	62 (10)

Source: Town of Danville

REPLACEMENT UNITS

To date, only one dwelling unit has been removed to allow for planned redevelopment projects. The seven-unit Laurel Cottage project has been constructed on a site previously occupied by an owner-occupied single family detached unit (above moderate category unit). Future projects along Laurel Drive will cause the removal of other single family detached units (the majority of these being rental units at this time). **Tables D-3 and D-4** indicate the units removed to date and the units projected to be removed in the future.

Table D-3
Actual Units Removed to Date - April, 1993

Sub-area	Number of Units	Type and Size
Laurel Dr - West	1	Single Family (owner-occupied)

Source: Town of Danville

Table D-4
Projected Units to be Removed

Sub-area	Number of Units	Type and Size
Laurel Dr - West	2	Single Family (one has been converted to office use)
Laurel Dr - East	7	Single Family (all units are rental units under one ownership)
Total Units	11	

Source: Town of Danville

PROJECT AREA REQUIREMENTS

The combined housing requirements, inclusionary plus replacement, are shown in Table D-5. This table also indicates the minimum number of units affordable to households of very low income. Section 33413(b)(2) of State Redevelopment Law requires that at least forty percent of all dwelling units privately developed as affordable (i.e., through the 15% inclusionary rule) be affordable to very low income households (incomes of 50% of the median income, or less). Replacement units required as a result of Agency action must be affordable to the same income group displaced for a minimum of 75% of the replacement units constructed.

The seven-unit Laurel Cottages project displaced one above moderate income housing unit. The entitlement given by the Agency for this project requires that one unit in the project be affordable to very low income households - satisfying the 15% inclusionary requirement, the requirement that 40% of the affordable units be affordable to very low income households, and also addressing the replacement units requirements.

Table D-5
Project Area Housing Requirements, 1993 - 2002

	Total Number of Affordable Units	Affordable to Very Low Income
Inclusionary Requirement 1993 - 1997	14	6
Replacement Requirement 1993 - 1997	0	0
Inclusionary Requirement 1997 - 2002	8	3
Replacement Requirement 1997 - 2002	0	0
Total Units	22	9

Source: Town of Danville

AFFORDABLE HOUSING COST

Recent changes in State law served to establish new definitions of "affordable housing cost" for developments which receive assistance from low and moderate housing funds. The current regulations for limitations on maximum rent and mortgage, as they are tiered to align with the pertinent three income categories, are reflected in **Tables D-6 and D-7**. State Redevelopment Law establishes the allowable ranges for rental and mortgage rates that may be used in redevelopment areas. The figures shown in **Table D-6** are different (more restrictive) than those shown on **Table 8**, which are more reflective of localized conditions.

Table D-6
Affordable Housing Cost - Rental

Income Level of Occupants	Maximum Rental Rate (Including Utility Allowance)
Very Low Income	
· 50% of median income and below	30% of 50%*
Lower Income	
· 51% to 60% of median income	30% of 60%
· 61% to 80% of median income	30% of actual gross household income
Moderate Income	
· 81% to 110% of median income	30% of 110%
· 111% to 129% of median income	30% of actual gross household income

Source: A Legal Guide to California Redevelopment, 1991

* Note: In each income cell above, the second percentage represents the percent of area median income. For example, 30% of 50% means annual affordable housing cost is equal to 30% of 50% of the area median income.

III. RESOURCES

LOW AND MODERATE INCOME HOUSING FUND

Growth and new development in Danville will lead to an increasing redevelopment tax increment, of which 20% is set aside for housing projects affordable to low and moderate income households. **Table D-6** is a summary of the projected net annual housing deposits to the set-aside account.

PROGRAM AND TOOLS

1. HOMEOWNERS ASSISTANCE PROGRAM	1997-98	1998-99	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30		
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Table D-8
Summary of Net Annual Housing Deposits

Fiscal Year	Housing Set-aside	Developer In-lieu Contribution	Housing Bonds		Net Annual Deposit
			Net Proceeds	Less Debt Service	
Beg Bal	\$190,212	-	-	-	\$190,212
1990-91	119,280	-	-	-	309,492
1991-92	111,198	-	-	-	420,690
1992-93	101,303	-	-	-	521,993
1993-94	129,800	\$377,000	-	-	1,028,793
1994-95	157,600	-	-	-	1,186,393
1995-96	202,800	-	-	-	1,389,193
1996-97	209,800	-	-	-	1,598,393
1997-98	221,000	-	-	-	1,819,393
1998-99	229,600	-	-	-	2,048,993
1999-00	238,200	-	-	-	2,287,193
2000-01	246,060	-	-	-	2,533,253
2001-02	253,934	-	-	-	2,787,187
2002-03	261,948	-	-	-	3,049,135
2003-04	272,138	-	-	-	3,321,273
2004-05	280,846	-	-	-	3,602,119
2005-06	290,544	-	-	-	3,892,663
2006-07	302,165	-	-	-	4,194,828
2007-08	311,701	-	-	-	4,506,529
2008-09	322,464	-	-	-	4,828,993
2009-10	332,641	-	-	-	5,161,634
Total	\$4,784,634	\$377,000			\$5,161,634

Source: Town of Danville

The Agency has encumbered \$500,000± toward the purchase of the existing library site in anticipation of redeveloping that site with thirteen affordable units (five very low income units and eight moderate income units).

Future funds are budgeted, but not yet encumbered, for low interest loans and grants to assist current low income tenants in existing apartment units within the project area.

IV. ACTION PLAN

MISSION STATEMENT

It is the goal of the Redevelopment Agency of the Town of Danville to ensure that all residents of the Town have decent, safe, sanitary and affordable housing regardless of income. This mission statement guides the Agency's actions with respect to housing. The specific goals, policies, and objectives detailed in this section provide the framework for the Agency's overall housing program and conform with the Town's 1990 - 1995 Housing Element.

PROGRAMS AND TOOLS

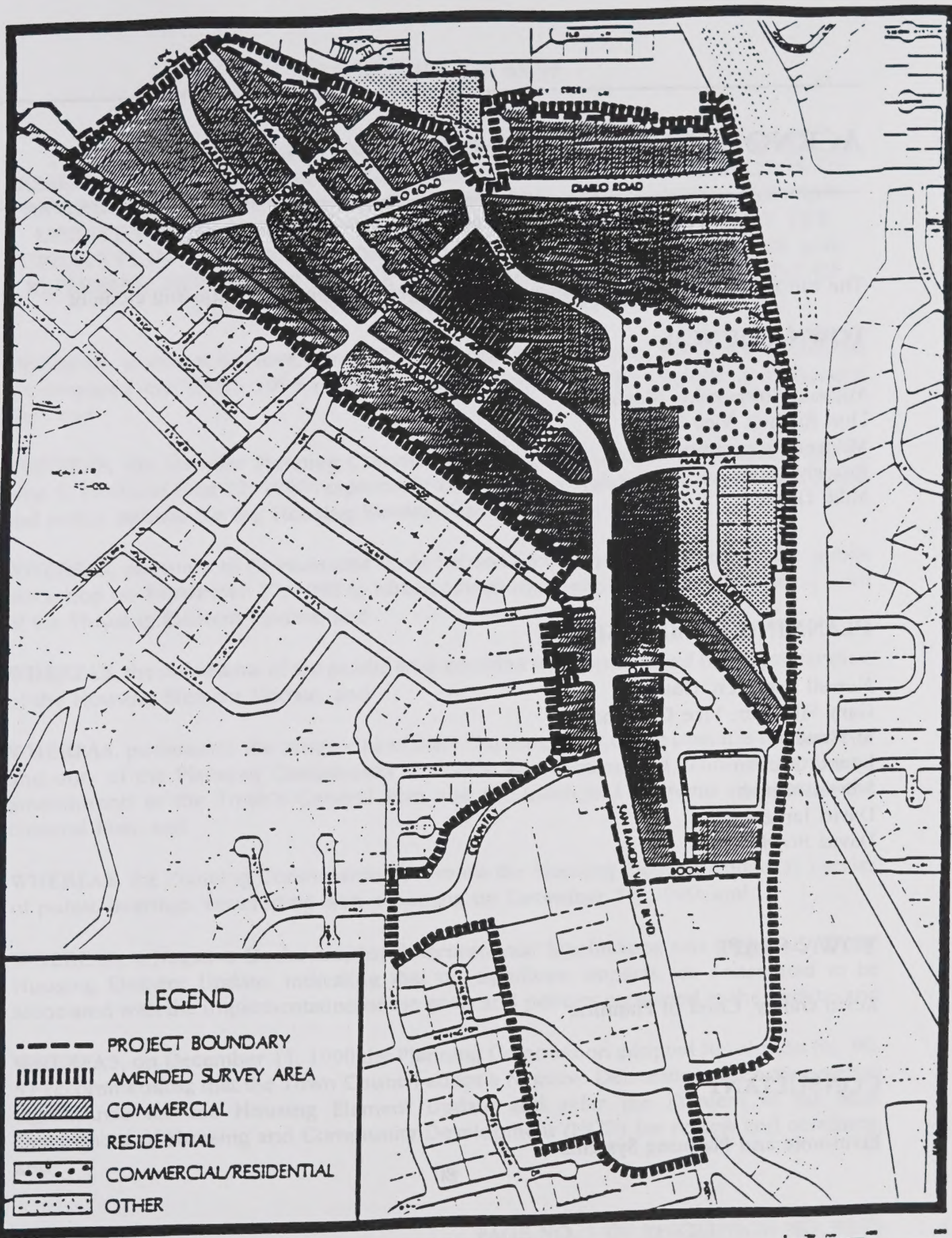
There are a variety of programs and tools the Agency can utilize in carrying out its housing assistance plan for low and moderate income households. An important sub-set of Agency opportunities involve the potential to leverage Agency funds through reduced interest debt, federal and state subsidy programs and equity investments from outside sources. Actual programs will be implemented at the Agency's discretion in order to meet the established goals. A summary of possible programs for Agency participation is as follows:

1. Subsidize construction, purchase and rehabilitation of multifamily rental housing for low and very low income households (may include Town-participation of construction/financing of on-site and/or off-site improvements).
2. Purchase of vacant or under-utilized land for future low and moderate income housing development.
3. Emergency foreclosure and rent relief for moderate, low and very low income households.
4. Funding of an existing non-profit housing development corporation.
5. Implementation or coordination of local, state or federal down payment assistance loan programs to assist low and moderate income first-time home buyers.
6. Purchase and rehabilitation of existing rental housing.

7. Subsidize Town-controlled development fees where they impact the economic feasibility of housing projects including at least a portion of affordable units.
8. Enhance the economic feasibility of projects with an affordable housing component by providing interest rate buy-downs, loan guarantees, and/or linked deposit programs to lower the cost of the projects.
9. Implement a requirement of one-for-one replacement of all demolished affordable units, or payment into an affordable housing fund.
10. Implement a requirement that all new projects assisted through any Agency program include a regulatory agreement recorded against the property maintaining affordability for a minimum period of 20 years.
11. Affirmatively further fair housing throughout the Town.
12. Supplement the CDBG housing rehabilitation program.
13. Implementation of a density bonus program.
14. Leverage state, federal and private sector subsidy or equity capital contributions.

CONCLUSION

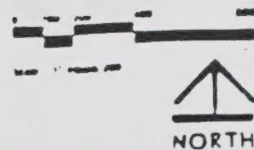
This strategy is not intended to address all the housing needs and programs for the Town, but is an important tool for the Agency to establish its role in meeting the needs of low and moderate income households. It is important to coordinate the Agency's strategy with the Town's 1990 - 1995 Housing Element, which covers the broad range of housing needs in the Town and is required to consider the role of the Agency's low and moderate income housing fund in meeting those needs. If the Town wishes to pursue funding from the newly established federal housing programs such as HOME and HOPE, it will need to work with Contra Costa County to prepare a Comprehensive Housing Affordability Strategy ("CHAS") which covers many similar issues. The new federal programs require local matching contributions, for which the low and moderate income housing fund is the most likely source, so the Agency's programs should also be coordinated with the CHAS. This redevelopment housing compliance plan is to be adopted by the Agency by resolution and constitutes a plan which can be revised periodically by Agency resolution.



REDEVELOPMENT PLAN MAP

DANVILLE, CALIFORNIA

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ACKNOWLEDGEMENTS

The following individuals contributed to the preparation of the housing element.

TOWN COUNCIL

Michael Shimansky, Mayor
Don Ritchey, Vice Mayor
Mildred Greenberg
Beverly Lane
Mike Doyle

PLANNING COMMISSION

Newell Arnerich, Chair
Gary Vilhauer, Vice Chairman
Al Hunt
Lynne Osborn
Steven Murphy
David Jameson
David Bowlby

TOWN STAFF

Kevin Gailey, Chief of Planning

CONSULTANT

Economic and Planning Systems

RESOLUTION NO. 83-93

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF DANVILLE REAFFIRMING THE PREVIOUS ADOPTION OF A NEGATIVE DECLARATION OF ENVIRONMENTAL SIGNIFICANCE FOR THE 1990 - 1995 HOUSING ELEMENT UPDATE TO THE DANVILLE 2005 GENERAL PLAN, CERTIFYING THAT THE UPDATE IS IN SUBSTANTIAL COMPLIANCE WITH STATE HOUSING LAW AND REFERRING THE UPDATE TO THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

WHEREAS, pursuant to Government Code Section 65580 et seq., the Town of Danville has prepared the 1990 - 1995 Housing Element Update for the Danville 2005 General Plan; and

WHEREAS, the Danville Planning Commission and Town Council held workshops on June 5, 1990 and June 12, 1990 respectively to review and comment on the draft program and policy options for the Housing Element Update; and

WHEREAS, pursuant to Government Code Section 65583(c)(5), the Town held a public workshop on September 27, 1990 to obtain citizen input regarding the Circulation Draft of the Housing Element Update; and

WHEREAS, the comments of the public who attended were considered in the preparation of the Housing Element Update; and

WHEREAS, pursuant to the provisions of State Planning and Zoning Law, it is the function and duty of the Planning Commission to review and recommend action on proposed amendments to the Town's General Plan and the individual Elements composing the General Plan; and

WHEREAS, the Planning Commission did review the Housing Element Update at a series of public hearings, concluding with a hearing on December 11, 1990; and

WHEREAS, a Negative Declaration of Environmental Significance was prepared for the Housing Element Update, indicating that no significant impacts are anticipated to be associated with the implementation of the goals and policies contained in the update; and

WHEREAS, on December 11, 1990 the Planning Commission adopted Resolution No. 90-57 recommending that the Town Council adopt a Negative Declaration of Environmental Significance for the Housing Element Update and refer the Element to the State Department of Housing and Community Development (HCD) for review and comment; and

WHEREAS, on March 15, 1991 the Town Council, on recommendation of the Planning Commission, adopted Resolution No. 22-91 adopting a Negative Declaration of Environmental Significance for the Housing Element Update and referring the Element to the State Department of HCD for review and comment; and

WHEREAS, the Element and accompanying documents were sent to HCD in March, 1991; and

WHEREAS, the Town Council on May 21, 1991 adopted Resolution No. 98-91 incorporating an Action Plan that prioritized the policies of the Housing Element Update and established a work program to implement the Element; and

WHEREAS, HCD's comments on the Housing Element Update were forwarded to the Town by way of a letter dated May 24, 1991; and

WHEREAS, the Town has, in the intervening period, taken a variety of actions serving to implement the goals, policies, and implementation measures outlined in the Housing Element Update and the accompanying Action Plan; and

WHEREAS, based on thorough consideration of HCD's comments on the Housing Element Update, revisions, modifications and additions to the Housing Element Update have been made to fully respond to the comments and to accommodate changes in State law that deal with the content of Housing Elements since the Element was initially considered by the Town Council in March, 1991; and

WHEREAS, the modifications and additions were considered by the Planning Commission at a series of public hearings, concluding with a hearing on May 25, 1993; and

WHEREAS, the Planning Commission adopted Resolution No. 93-12 recommending that the Town Council reaffirm their previous adoption of the Negative Declaration of Environmental Significance for the Housing Element Update, certify that the update is in substantial conformance with State housing law, and refer the update to the State of California Department of Housing and Community Development; and

WHEREAS, the modifications and additions were considered by the Town Council at a public hearing on July 6, 1993; and

WHEREAS, notice of the Town Council hearing was in all respects as required by law; and

WHEREAS, the Town Council did hear and consider all reports, recommendations and testimony submitted in writing and presented at the hearing; now, therefore, be it

RESOLVED that the Town Council of the Town of Danville finds that:

1. The revisions to the Housing Element Update will not have any significant environmental impacts and is consistent with the information in the Final Environmental Impact Report prepared for the Danville 2005 General Plan.
2. The Negative Declaration of Environmental Significance, which was previously prepared for the Housing Element Update, remains adequate and complete as regards the reference revisions.

and, be it further

RESOLVED that the Town Council reaffirms their previous adoption of the Negative Declaration of Environmental Significance for the Housing Element Update; certifies that the update is in substantial compliance with State housing law, and refers the Housing Element Update to the State of California Department of Housing and Community Development.

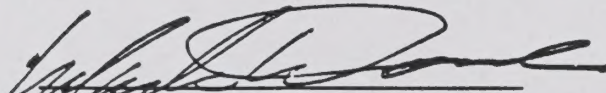
APPROVED by the Town Council of the Town of Danville at a Regular Meeting on July 6, 1993 by the following vote:

AYES:	SHIMANSKY, RICHEY, DOYLE, GREENBERG, LANE
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	NONE

Michael K. Shimansky
MAYOR

APPROVED AS TO FORM

ATTEST


CITY ATTORNEY

Patricia Black
CITY CLERK

TCResJu.06

